

EW EISENHOWER WEST SMALL AREA PLAN

Community Meeting #6: Draft Plan

September 19, 2015

SMITHGROUP JJR



MEETING AGENDA

10:00 a.m. Welcome, Introductions, and Meeting Goals

Karl Moritz, Director, Planning & Zoning

10:10 a.m. What We Heard: Recap of Community Meetings 1-5/How We Got to Today

Valerie Berstene, Architect and Urban Designer, SmithGroupJJR

10:25 a.m. Draft Plan: The Eisenhower West Small Area Plan

Karl Moritz, Director, Planning & Zoning

Merrill St. Leger-Demian, Urban Planner & Designer, SmithGroupJJR

10:55 a.m. Questions

11:05 a.m. Plan Elements Breakout Stations

Community Meeting Participants

11:45 a.m. Community Comments and Questions

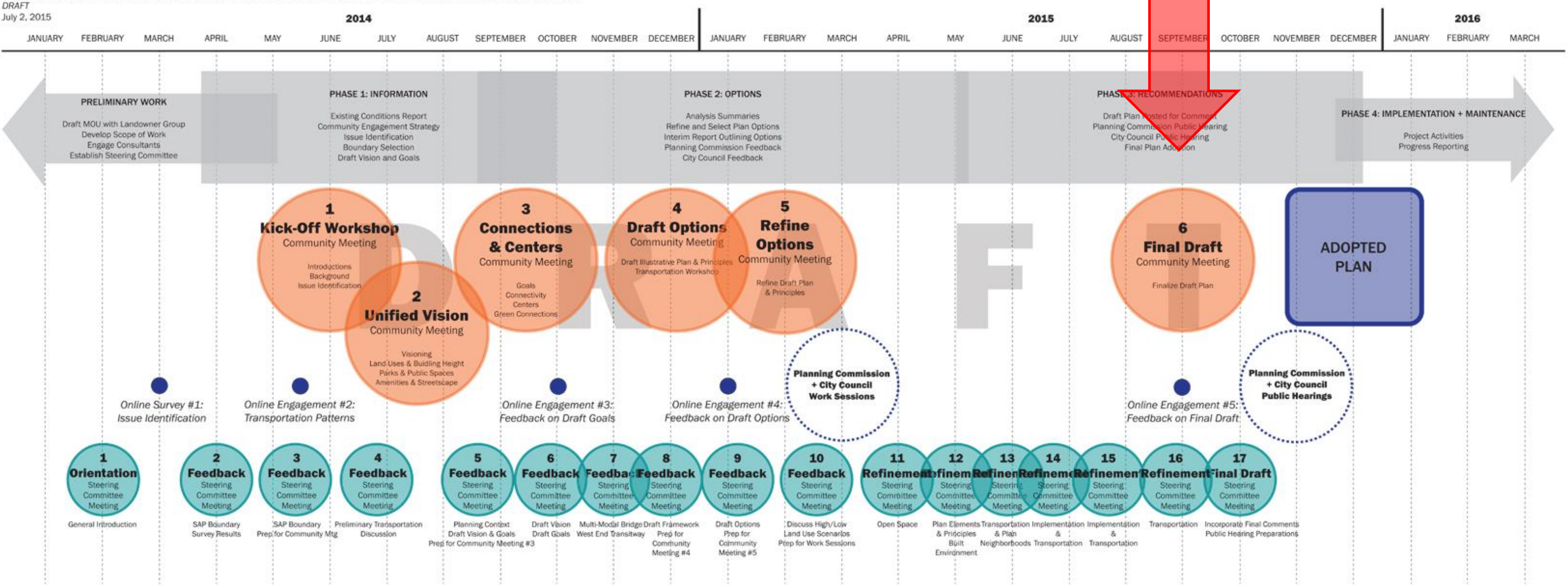
11:55 a.m. Closing Remarks and Next Steps

Karl Moritz, Director, Planning & Zoning



WHERE WE ARE IN THE PROCESS

DRAFT EISENHOWER WEST SMALL AREA PLAN AND TRANSPORTATION STUDY WORK PROGRAM DIAGRAM



SCHEDULE

- **Today:** Community Meeting #6: Draft Plan
- **September 18- October 12:** Draft Plan on AlexEngage for Public Comment
- **October 2015:** Final Steering Committee Meeting
- **November 2015:** Planning Commission and City Council Consider Plan for Adoption
- **After November 2015:** Begin Work on Implementation and Action Items



GIVE US MORE FEEDBACK!

- *Today: Draft Plan Introduction*
- *After Today: Review and Comment on AlexEngage*

engage.alexandriava.gov

- **What are your questions and comments on the Eisenhower West Small Area Plan? Tell us what you think!**





Recap - The Plan Area

Existing Plan Area



Existing Plan Area



Potential Future Redevelopment Areas



Goals

EISENHOWER WEST GOALS

The goals for Eisenhower West focus on creating, over time, a vibrant, sustainable, connected, transit-oriented community that contributes to the City's economic development goals while providing opportunities for living, working, learning, and recreating.



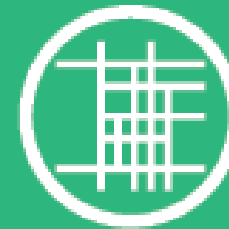
1. Eisenhower West will be an integral part of the City's Eisenhower Valley economic engine in which economic development and employment opportunities are maintained and promoted by capitalizing on the Van Dorn Metrorail Station, proximity to the Capital Beltway, and the opportunity provided by the presence of large land holdings.



2. Eisenhower West will have a vibrant mix of uses achieved through phased implementation, including a mix of residential and employment opportunities, and the new mix of uses are able to co-exist with industrial uses remaining in the area long term.



3. Eisenhower West will be a transit-oriented community, with density focused around transit nodes and corridors.



4. Eisenhower West will have safe, efficient, and linked pedestrian, bicycle, transit, and vehicular mobility thereby providing better access locally and citywide to the future amenities of the area.



5. Eisenhower West will be more pedestrian-friendly by humanizing Van Dorn Street, Pickett Street, and Eisenhower Avenue so that they become safer for pedestrians and more attractive to residents and shoppers.



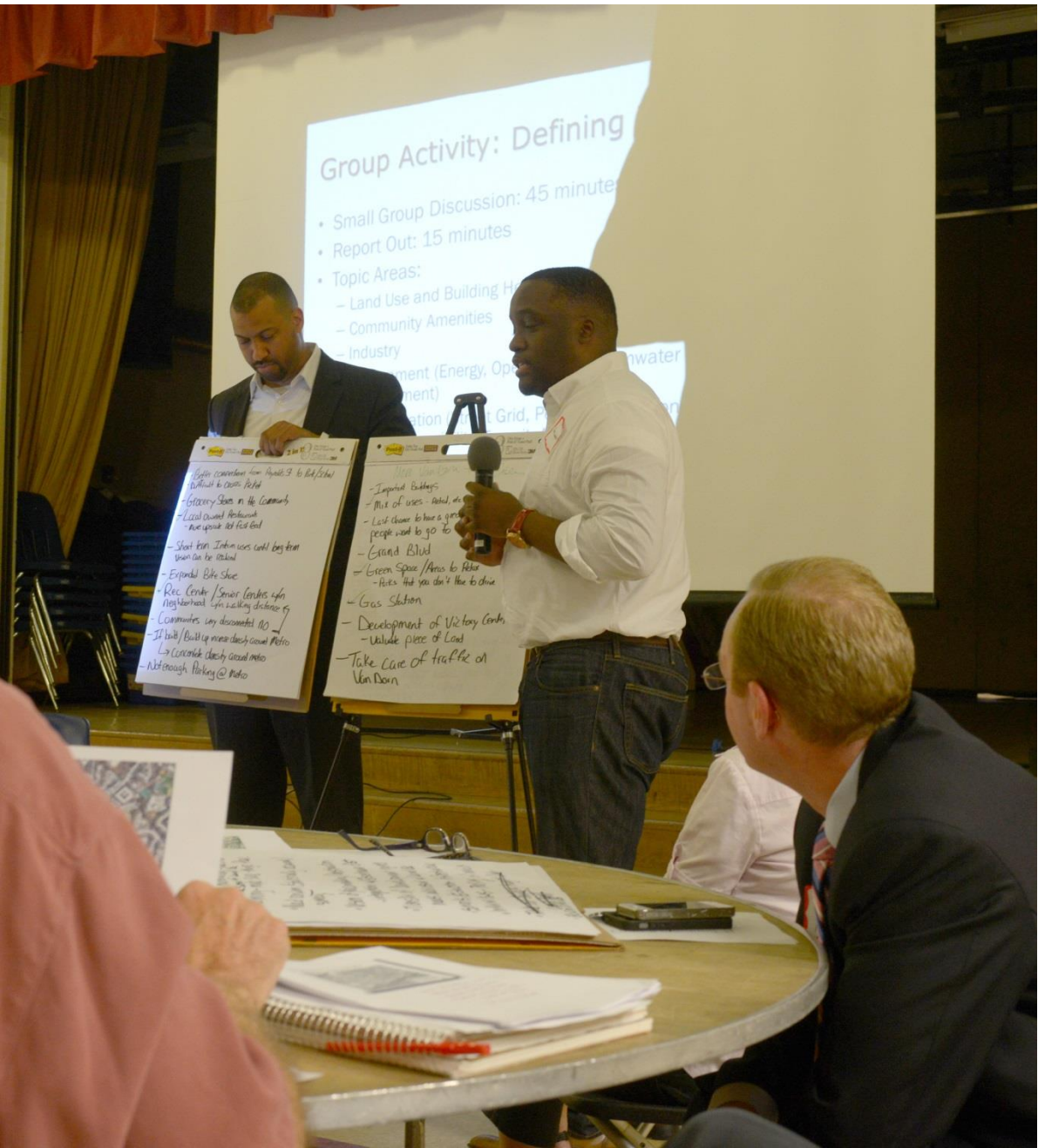
6. Eisenhower West will have a connected, accessible, and identifiable park and open space system that serves local and citywide recreational needs.



An aerial photograph of a suburban neighborhood. The image shows a mix of residential housing, including single-family homes and some larger multi-unit buildings. There are several streets, some with roundabouts, and a large park area with green fields and trees on the right side. A highway or major road runs along the bottom of the image.

Recap - What We Heard at Community Meetings #1– 6

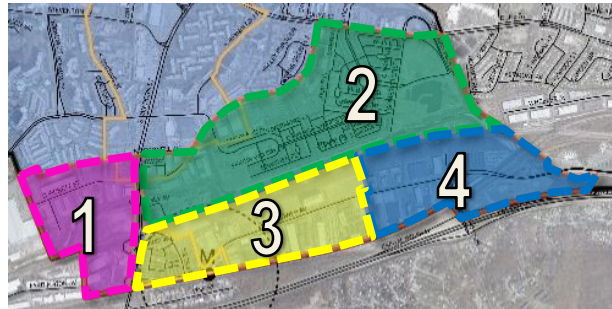
Recap - Community Meeting #1 – Information Gathering



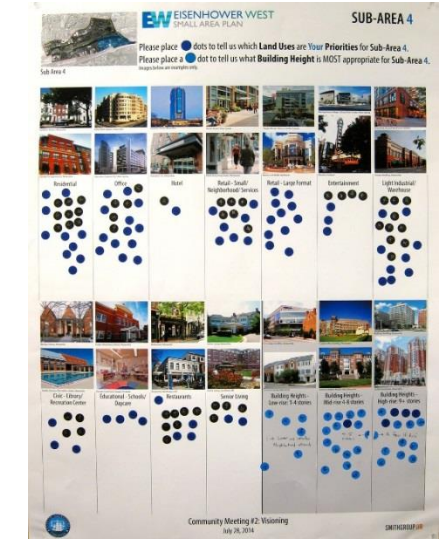
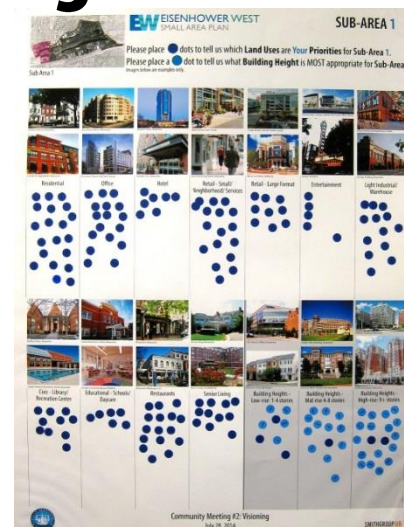
Recap: Community Meeting #2 – Vision



Recap: Community Meeting #2 – Priorities



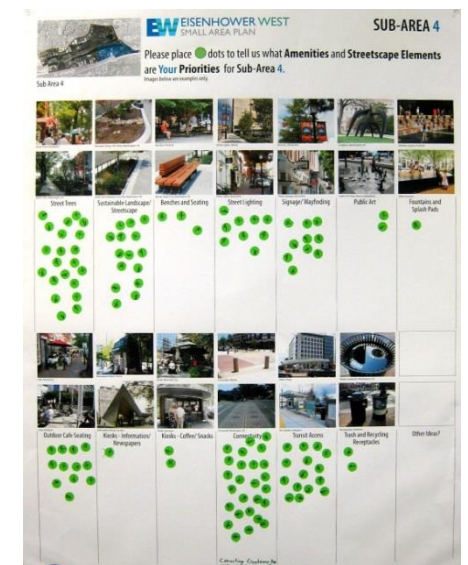
Land Uses and Building Heights



Parks and Public Spaces



Streetscape and Amenities



Sub-Area 1

Sub-Area 2

Sub-Area 3

Sub-Area 4

Community Meeting #6: Draft Plan
September 19, 2015



EW EISENHOWER WEST
SMALL AREA PLAN

SMITHGROUP JJR

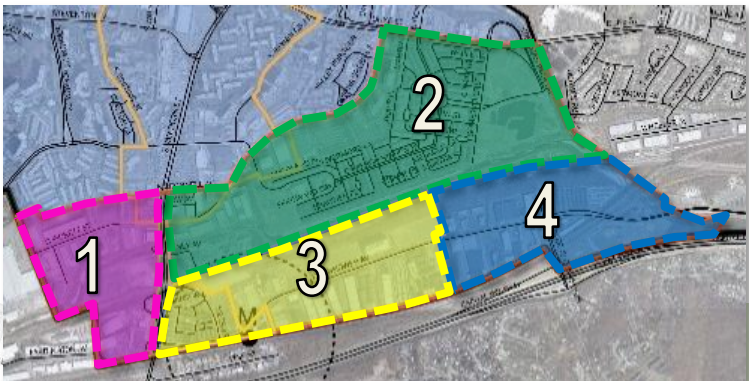
Recap: Community Meeting #2 – Land Uses and Building Heights

- Sub-Area 1**
High-Rise
- 1. Residential
 - 2. Office
 - 3. Retail/ Neighborhood Services
 - 4. Restaurants
 - 5. Light Industrial

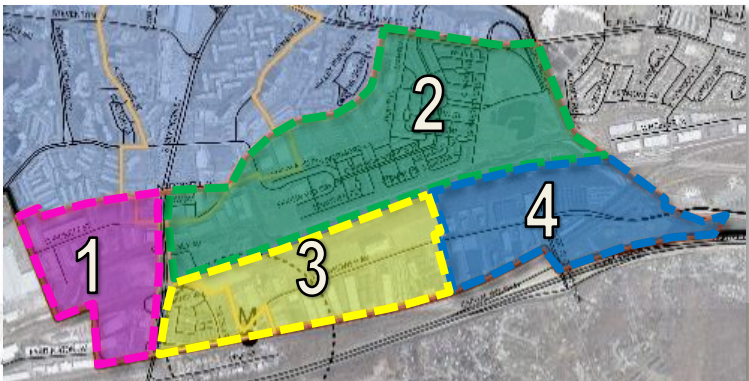
- Sub-Area 2**
Mid-Rise
- 1. Residential
 - 2. Retail/ Neighborhood Services
 - 3. Restaurants
 - 4. Light Industrial
 - 5. Senior Living

- Sub-Area 3**
High-Rise
- 1. Residential
 - 2. Office
 - 3. Restaurants
 - 4. Hotel
 - 5. Retail/ Neighborhood Services

- Sub-Area 4**
Mid-Rise
- 1. Residential
 - 2. Office
 - 3. Retail/Neighborhood Services
 - 4. Large Format Retail
 - 5. Restaurants



Recap: Community Meeting #2 – Parks and Public Spaces



Sub-Area 2

- 1. Trails and Pedestrian Connections
- 2. Bicycle Facilities
- 3. Playground
- 4. Civic Plaza
- 5. Passive Green Space

Sub-Area 1

- 1. Trails and Pedestrian Connections
- 2. Pocket Parks
- 3. Bicycle Facilities
- 4. Passive Green Space
- 5. Civic Plaza

Sub-Area 4

- 1. Trails and Pedestrian Connections
- 2. Stream Access
- 3. Bicycle Facilities
- 4. Passive Green Space
- 5. Civic Plaza

Sub-Area 3

- 1. Trails and Pedestrian Connections
- 2. Civic Plaza
- 3. Bicycle Facilities
- 4. Passive Green Space
- 5. Pocket Parks



Recap: Community Meeting #2 – Streetscape and Amenities

Sub-Area 1

1. Connectivity
2. Transit Access
3. Street Trees
4. Sustainable Landscaping
5. Outdoor Café Seating

Sub-Area 2

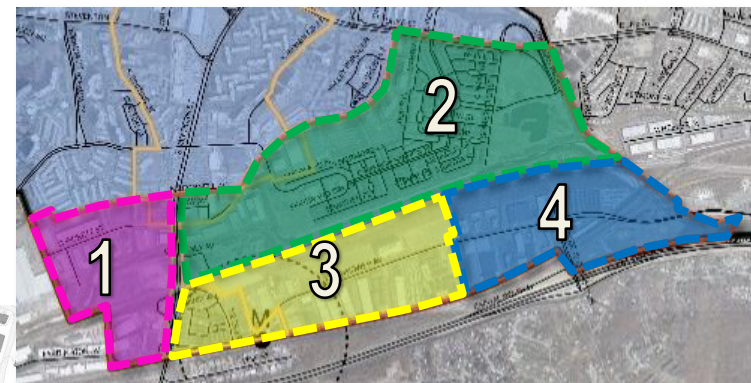
1. Connectivity
2. Transit Access
3. Street Trees
4. Outdoor Café Seating
5. Sustainable Landscaping

Sub-Area 3

1. Connectivity
2. Transit Access
3. Outdoor Café Seating
4. Street Trees
5. Sustainable Landscaping

Sub-Area 4

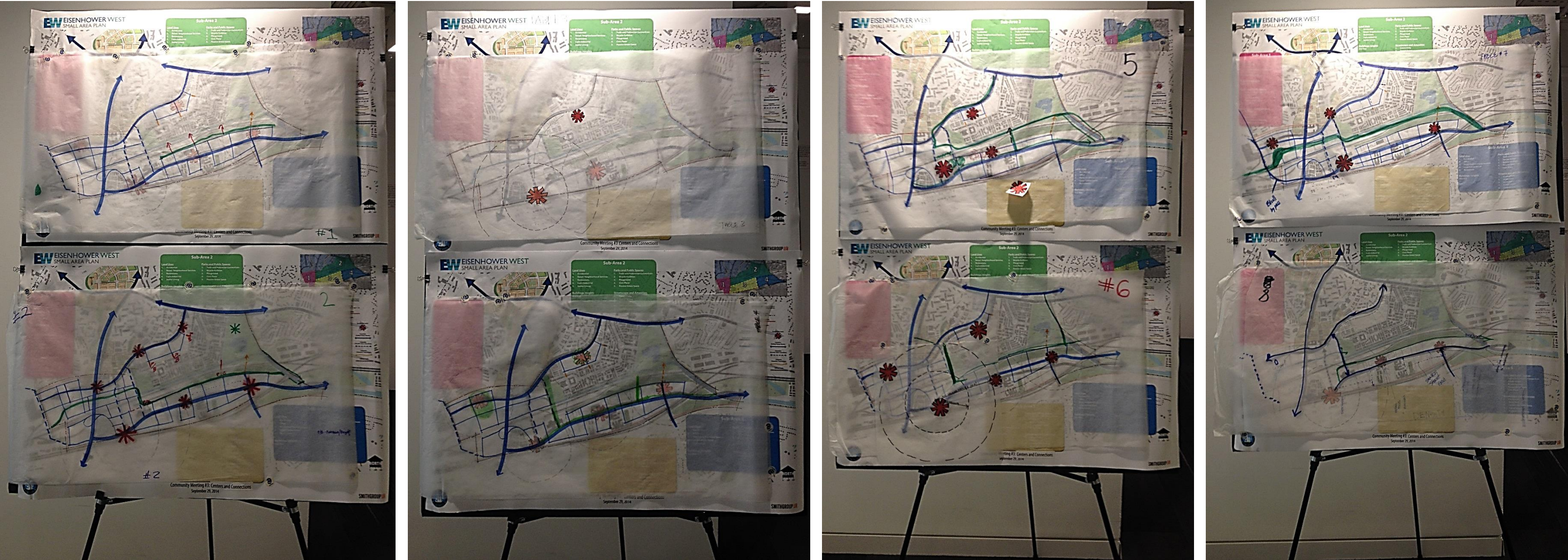
1. Connectivity
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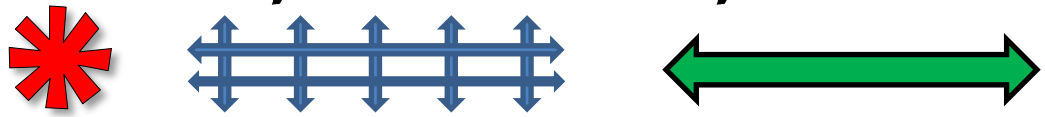
Recap: Community Meeting #3 – Centers, Connections, Green Connections



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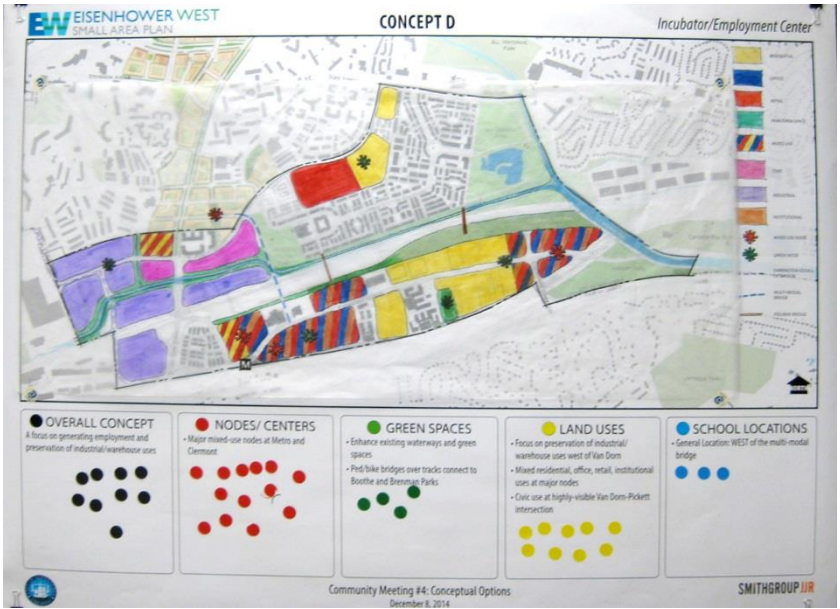
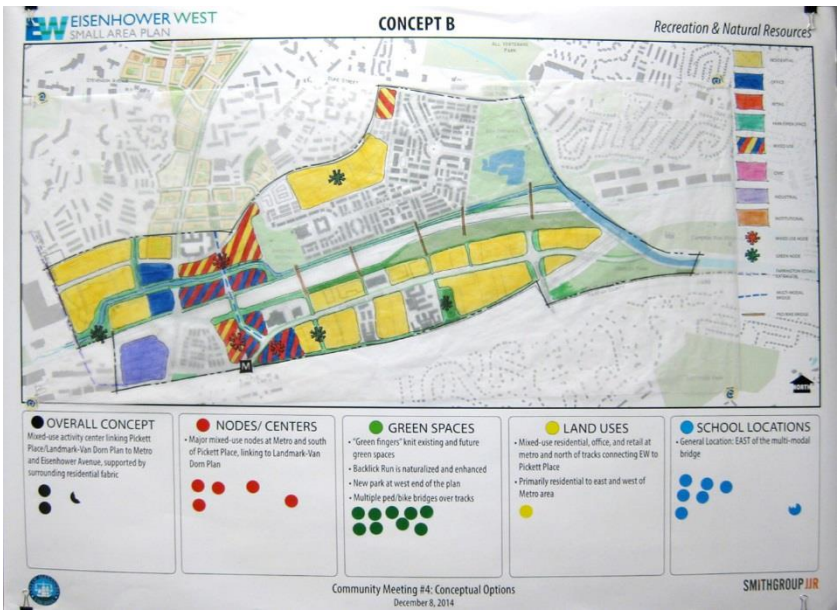
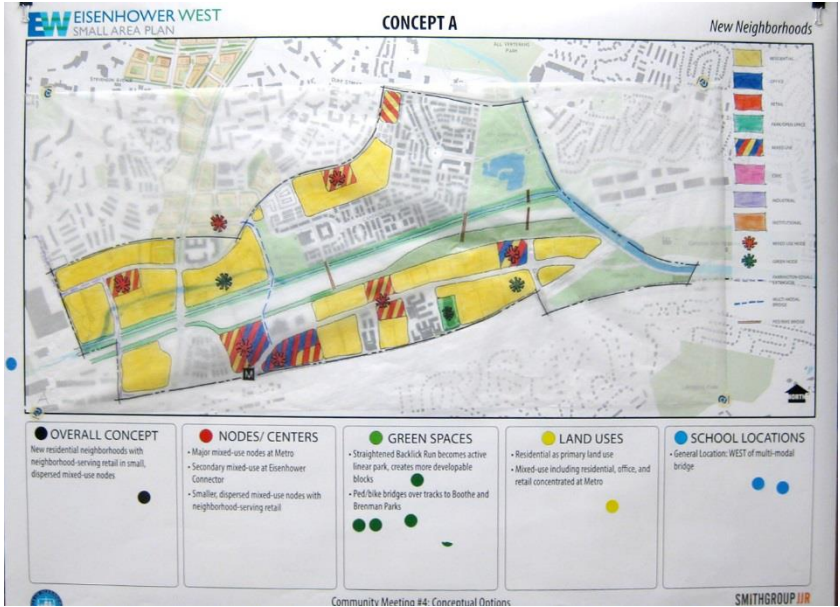
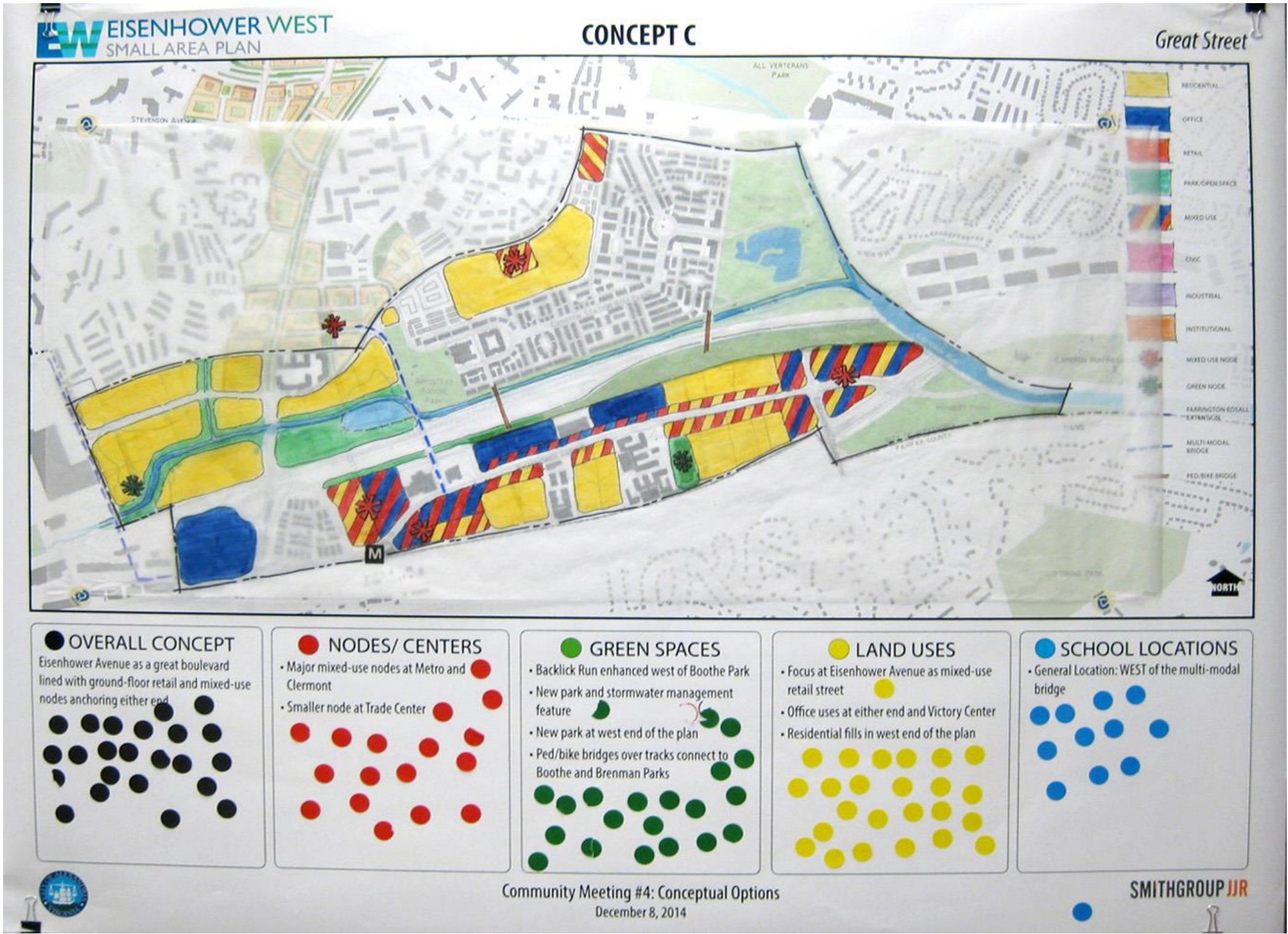
Recap: Community Meeting #3 – Centers, Connections, Green Connections



Recap: Community Meeting #4 – Concept Land Use Options



Recap: Community Meeting #4 and AlexEngage – Concept C



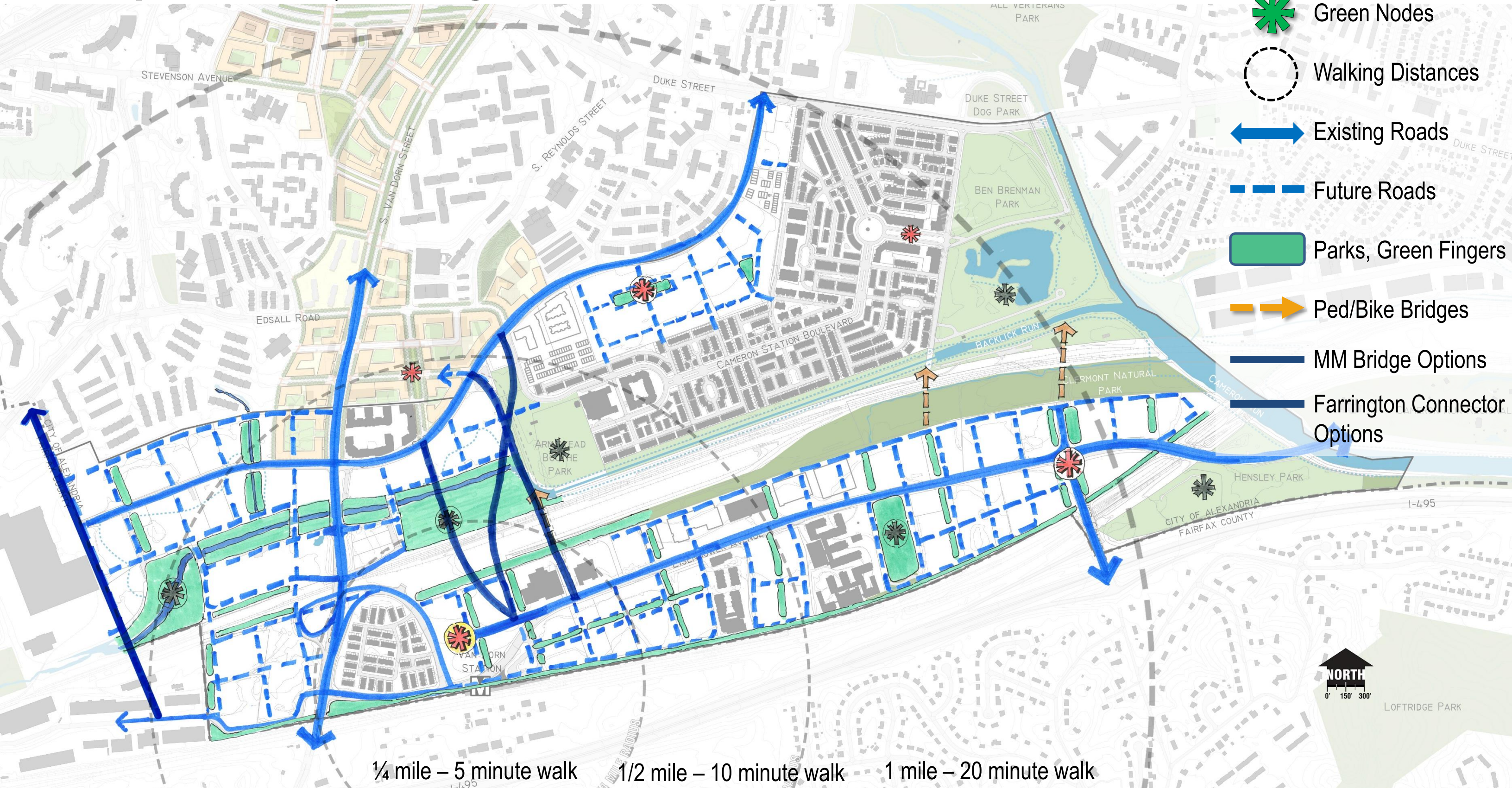
Recap: Community Meeting #5: Refined Concept Plan



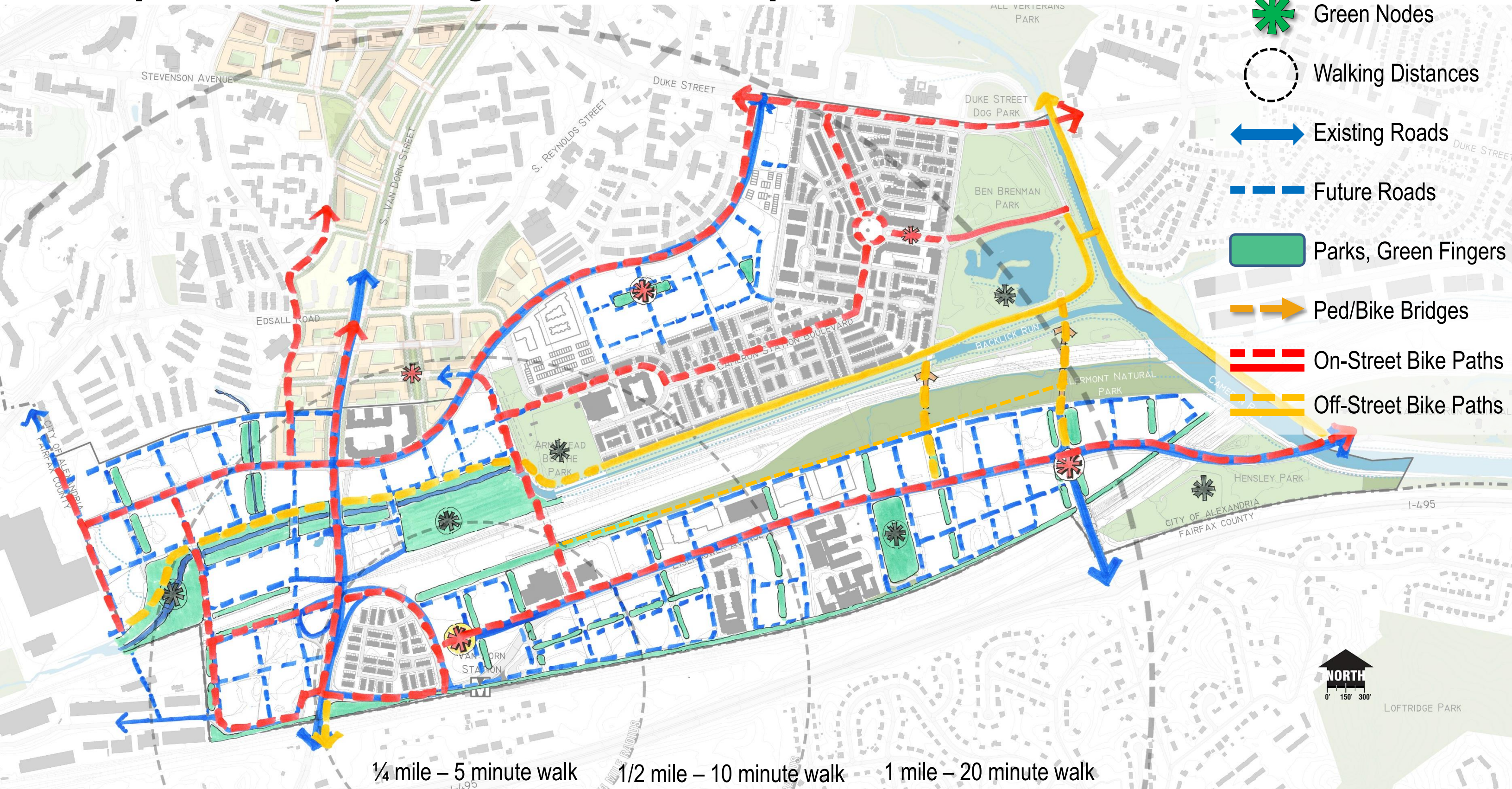
Recap: Community Meeting #5: Refined Concept Plan



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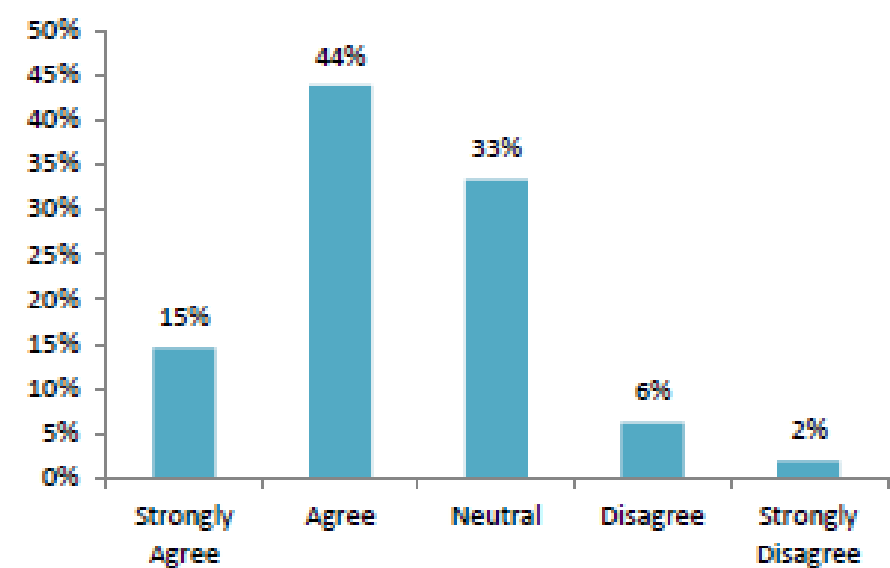


Recap: Community Meeting #5: Refined Concept Plan

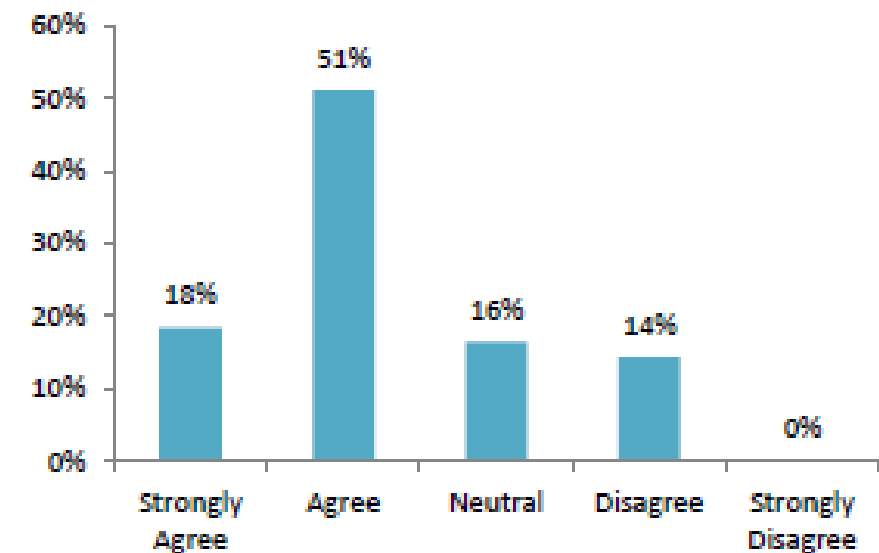


Recap: Community Meeting #5: Refined Concept Plan

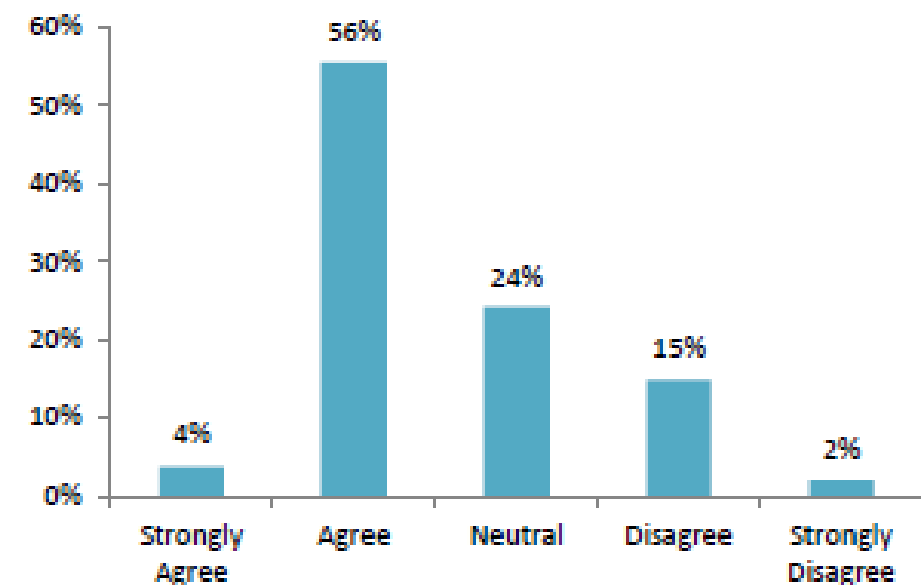
2) The refined concept plan achieves the goal of making Eisenhower West a place where economic development and employment opportunities are maintained and promoted. Do you agree?



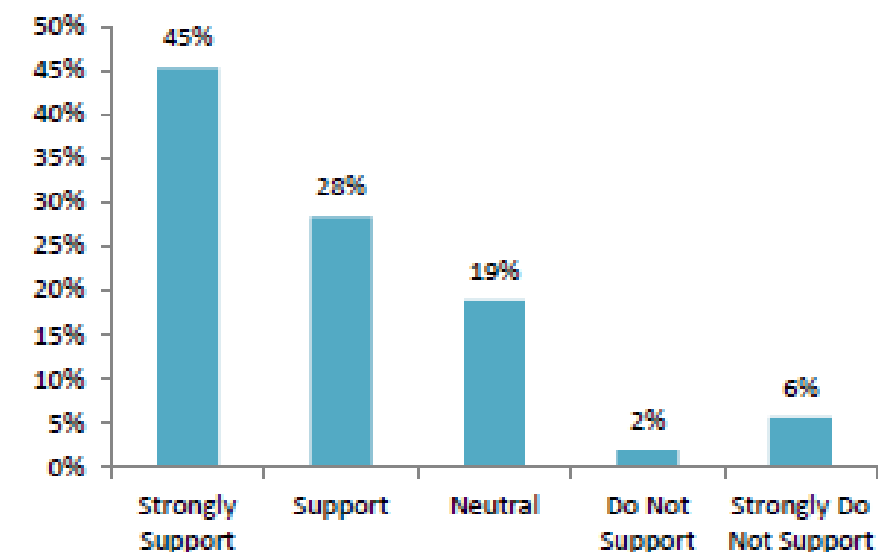
3) The refined concept plan takes advantage of the Van Dorn Metro Station and the proximity to the Capital Beltway.



4) The land uses shown generally represent the right mix of housing, retail, and employment.

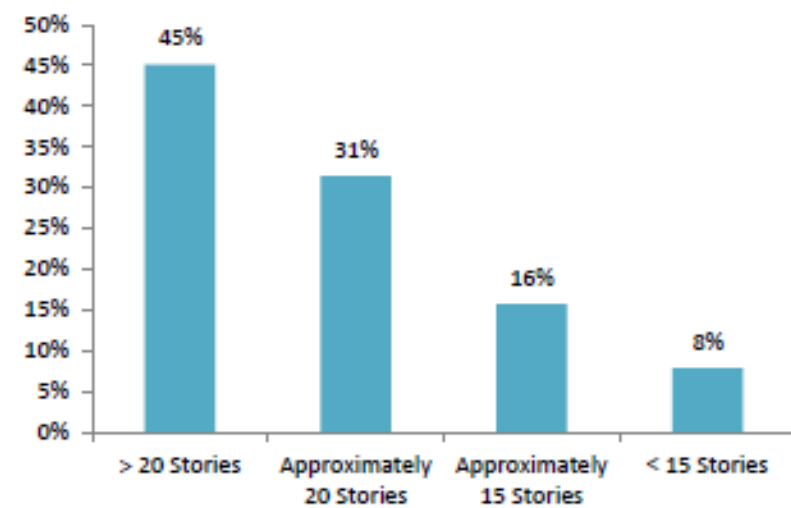


5) How strongly do you support pursuing the concept of mixed residential and flex space west of Van Dorn Street presented tonight?

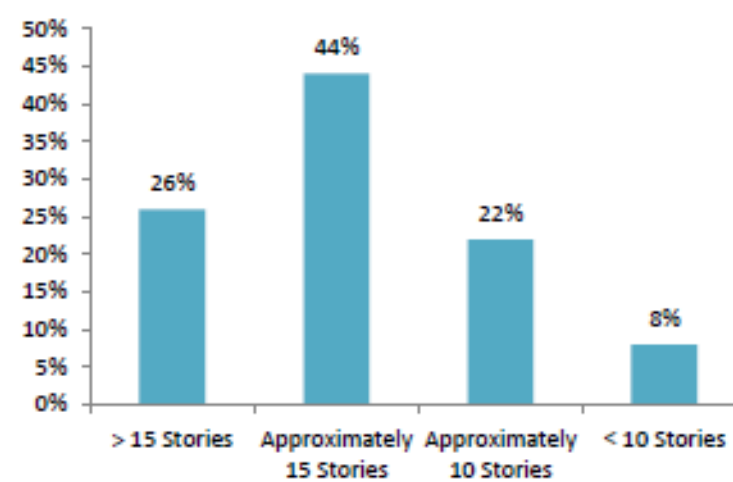


Recap: Community Meeting #5: Refined Concept Plan

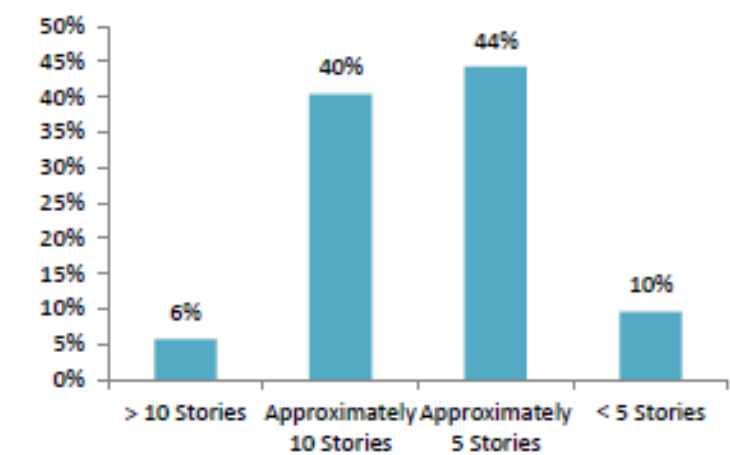
6) As presented earlier, participants at Community Meeting #2 expressed a preference for high-rise buildings within ¼-mile of the Van Dorn Metro Station. Do you prefer greater than 20 stories, approximately 20 stories, approximately 15 stories, or less than 15 stories?



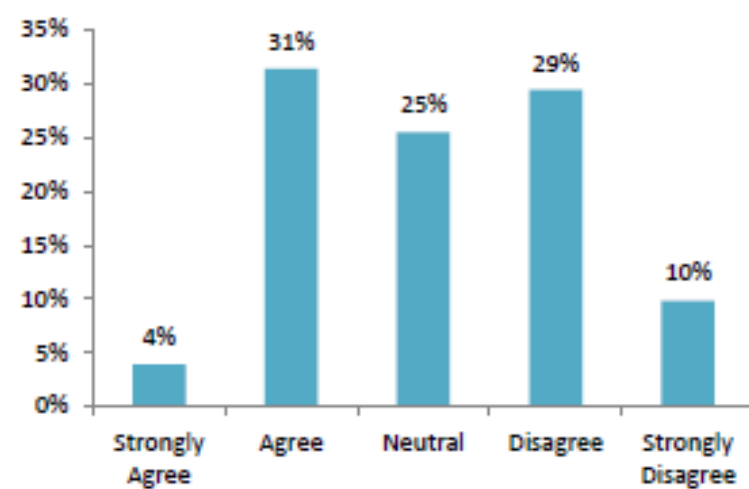
7) As presented earlier, participants at Community Meeting #2 expressed a preference for mid-to-high-rise buildings within ¼-mile to a ½-mile of the Van Dorn Metro Station. Do you prefer greater than 15 stories, approximately 15 stories, approximately 10 stories, or less than 10 stories?



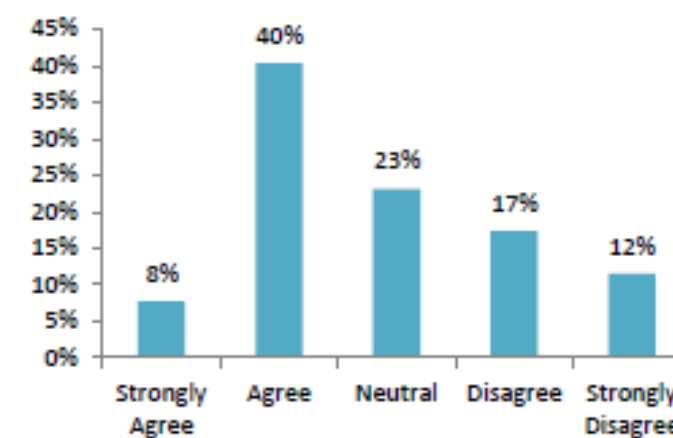
8) As presented earlier, participants at Community Meeting #2 expressed a preference for mid-rise buildings beyond ½-mile of the Van Dorn Metro Station. Do you prefer greater than 10 stories, approximately 10 stories, approximately 5 stories, or less than 5 stories?



9) The proposed street framework promotes the desired connectivity of Goal 4.



10) The green spaces and green fingers shown provide the desired pedestrian-friendly green connections and open space network.





Draft Plan

Draft Plan – Concept Diagram

- Eisenhower Avenue as a Great Street
- Major Mixed Use Node at Van Dorn Metro Station
- Neighborhood Mixed Use Nodes at Clermont; Trade Center, West of Van Dorn
- Gateways
- New Grid of Walkable Street and Blocks
- Multimodal Bridge
- Green Nodes: Enhanced Existing Parks; New Parks
- Backlick Greenway
- Pedestrian Bridges



Draft Plan

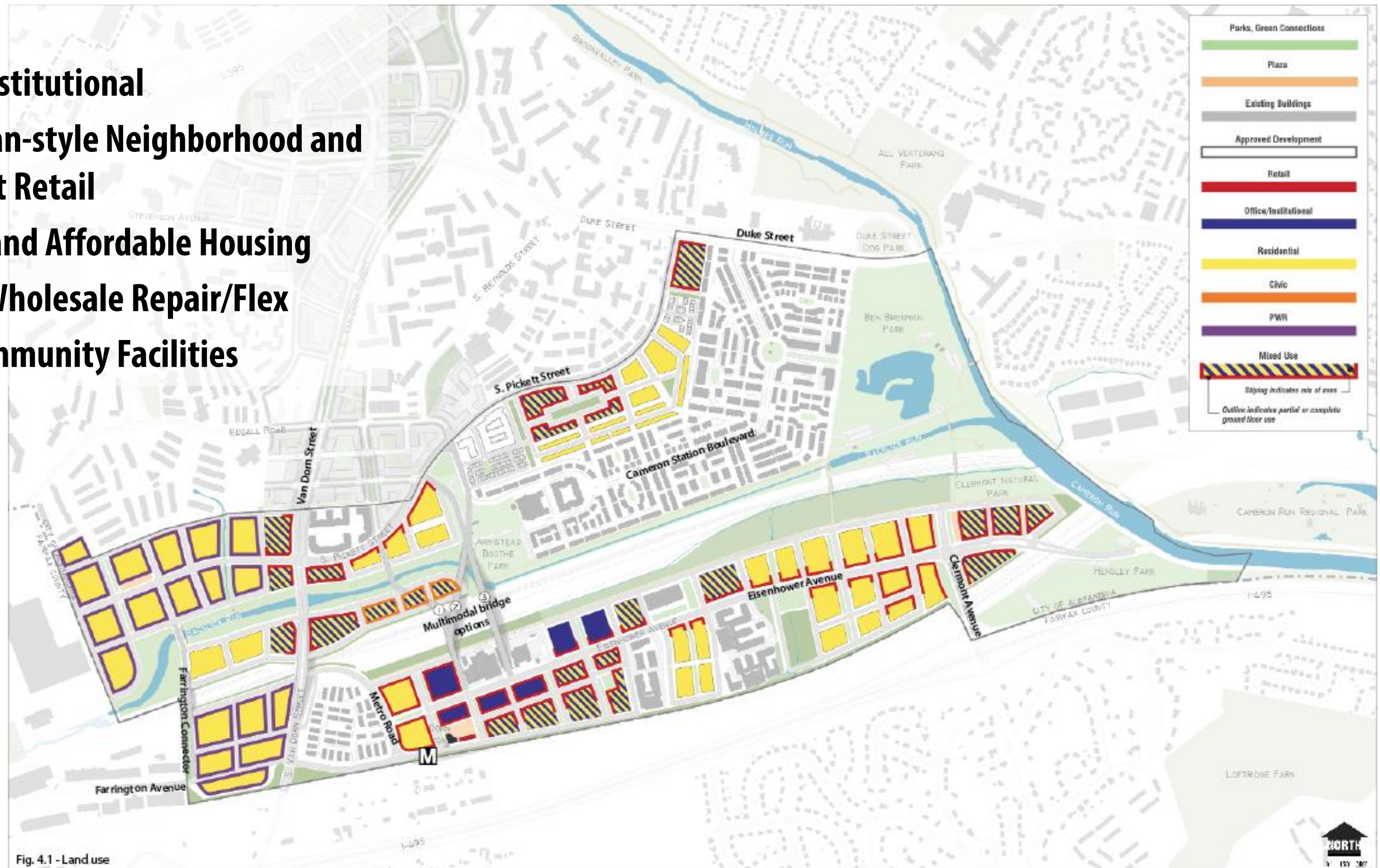


Draft Plan



Draft Plan – Land Use

- Mixed Use
- Office and Institutional
- Retail – Urban-style Neighborhood and Large Format Retail
- Residential and Affordable Housing
- Production Wholesale Repair/Flex
- Civic and Community Facilities



Draft Plan – Retail Locations

- **Required:**

- **Van Dorn Street Metro Mixed Use Node**

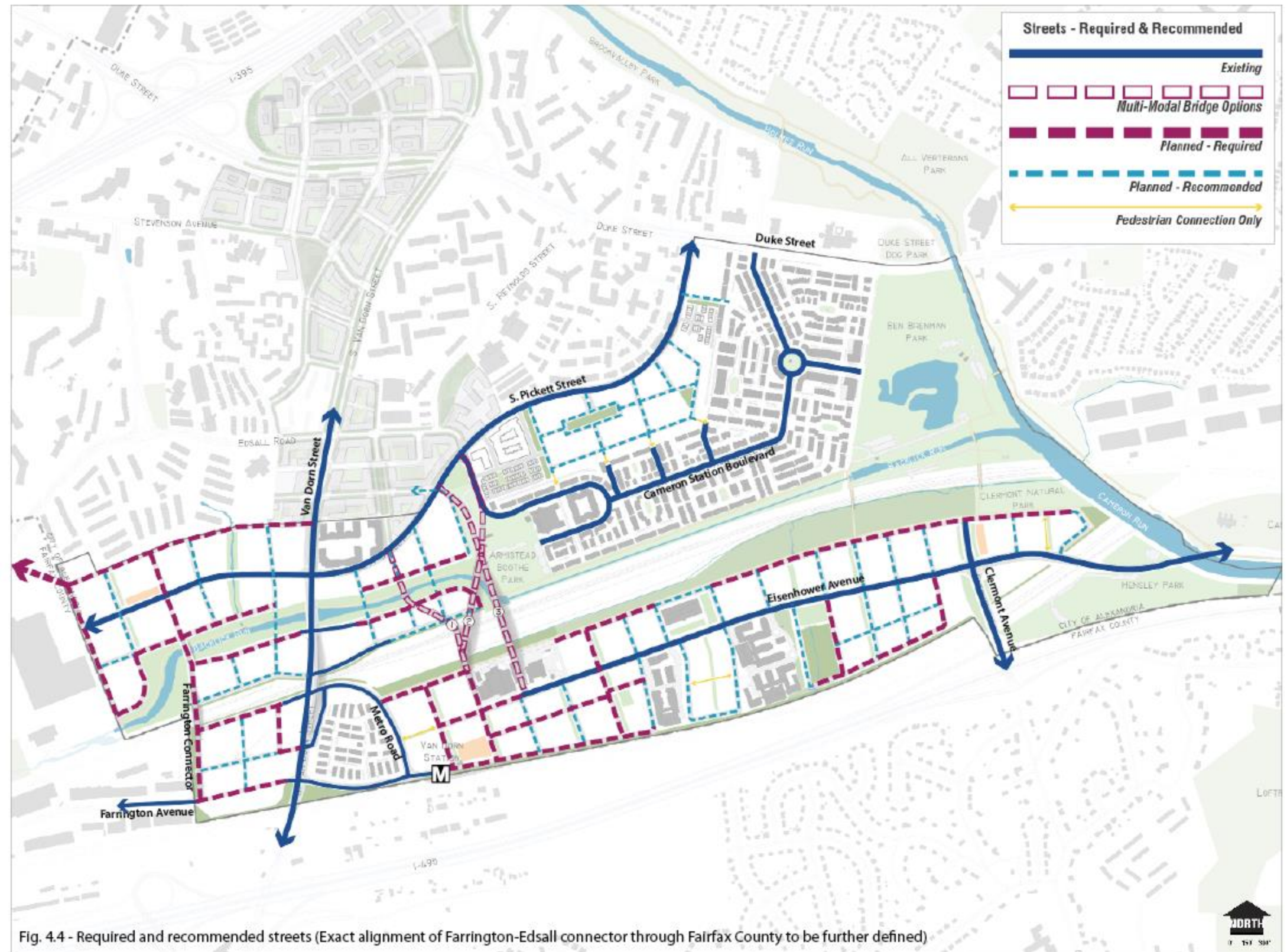
- **Recommended:**

- **Eisenhower Avenue**
- **Van Dorn**
- **South Pickett**
- **Duke Street**



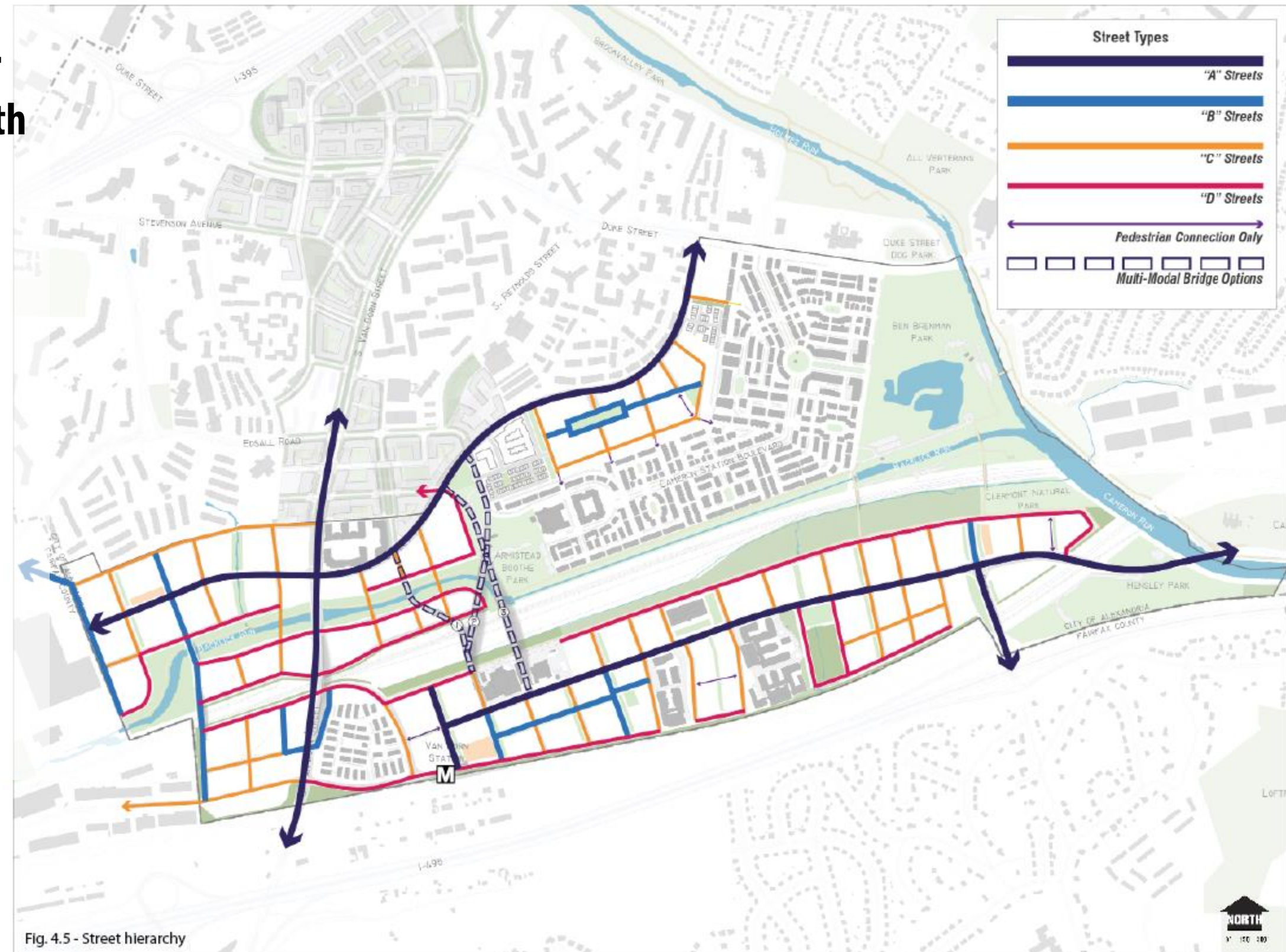
Draft Plan – Transportation and Connectivity – New Streets

- New Grid of Streets and Blocks
- Required Streets
- Recommended Streets
- Multimodal Bridge Options
- Straightening Eisenhower
- Farrington-Edsall Connector



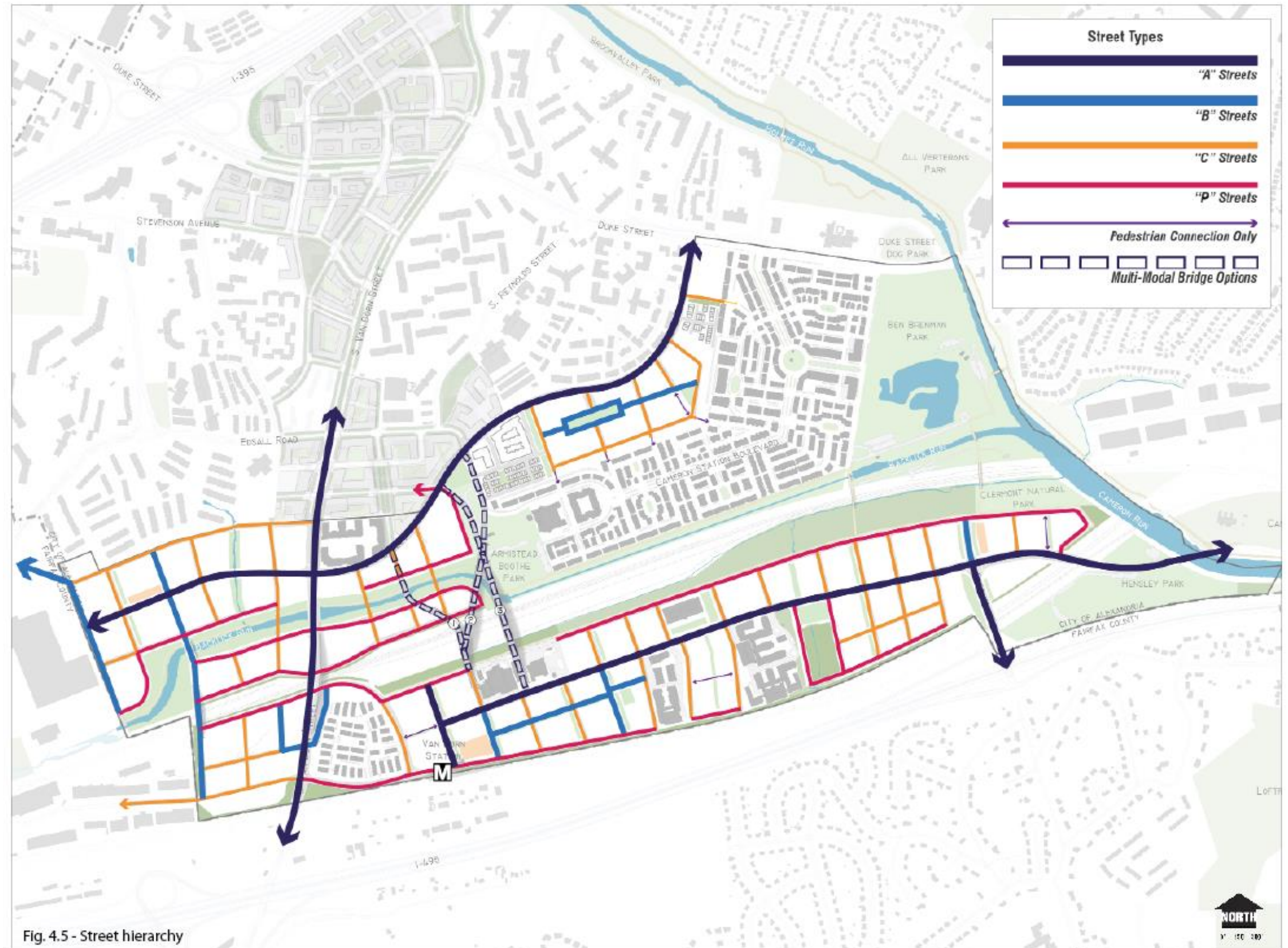
Draft Plan – Transportation and Connectivity – Street Hierarchy

- Existing Primary - “A” Streets
 - Improvements to Eisenhower Avenue; Van Dorn Street; South Pickett Street
- Streetscape
- Bike Lanes
- Transit Improvements
- Secondary - “B” Streets
 - Mixed Use
 - Active – Living, Working, Shopping
 - Public Spaces

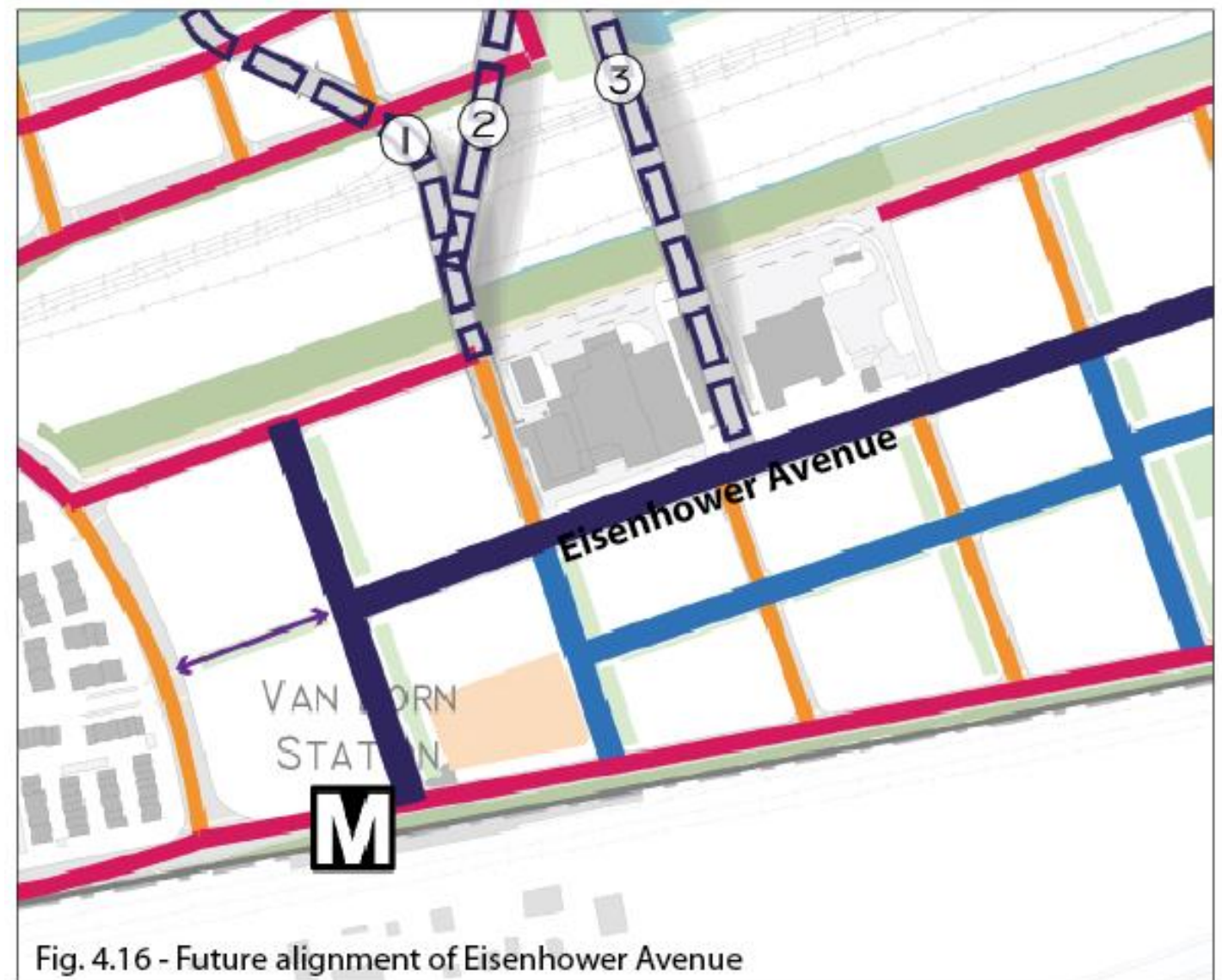
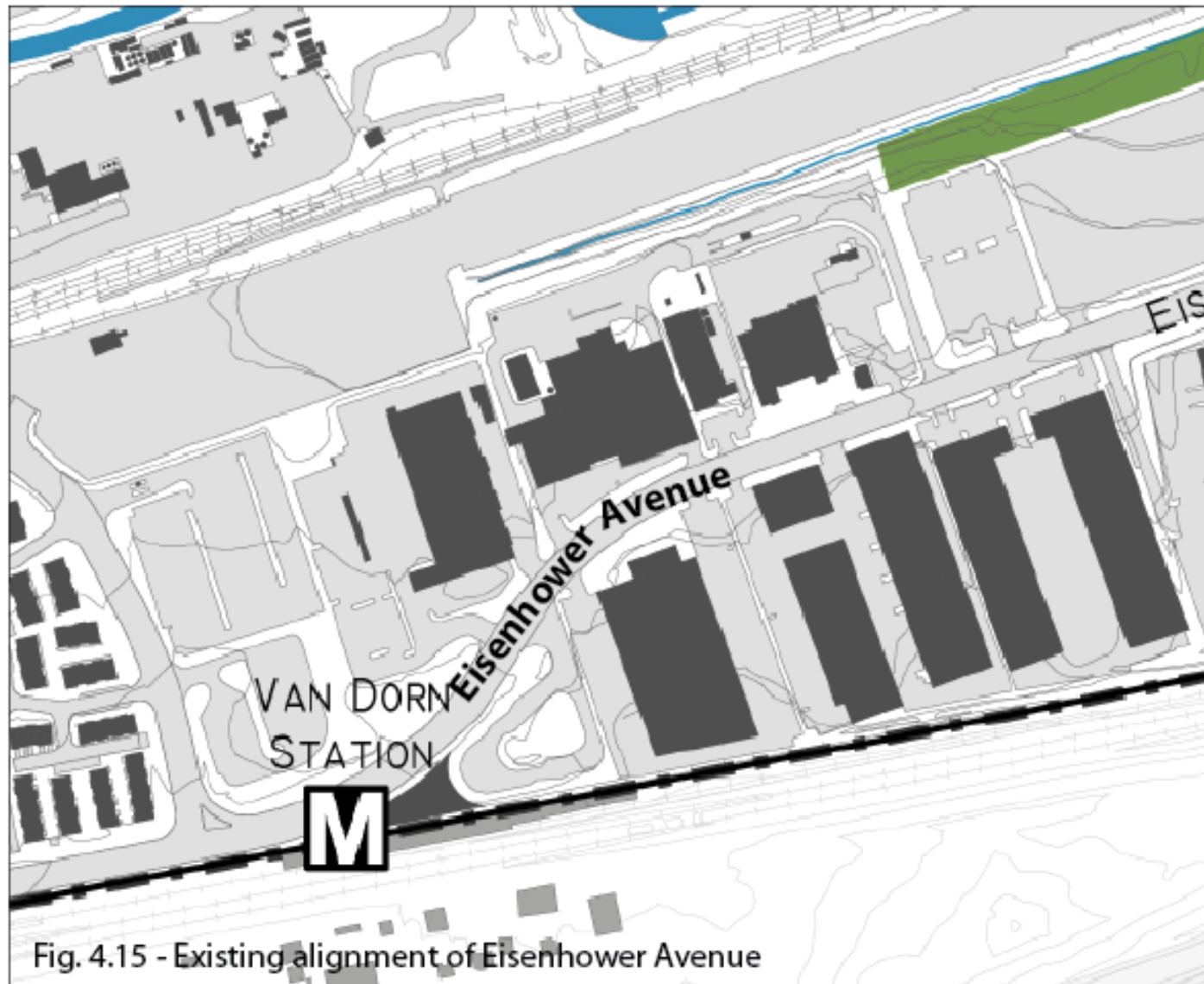


Draft Plan – Transportation and Connectivity – Street Hierarchy

- Secondary - “C” Streets
 - North South Connections
 - Side Streets
 - Active Pedestrian Streets
- Tertiary - “P” Streets
 - Streets along Parks and Green Buffers to Rail Lines
 - Views and frontage on parks



Draft Plan – Transportation and Connectivity – Straightening Eisenhower Avenue

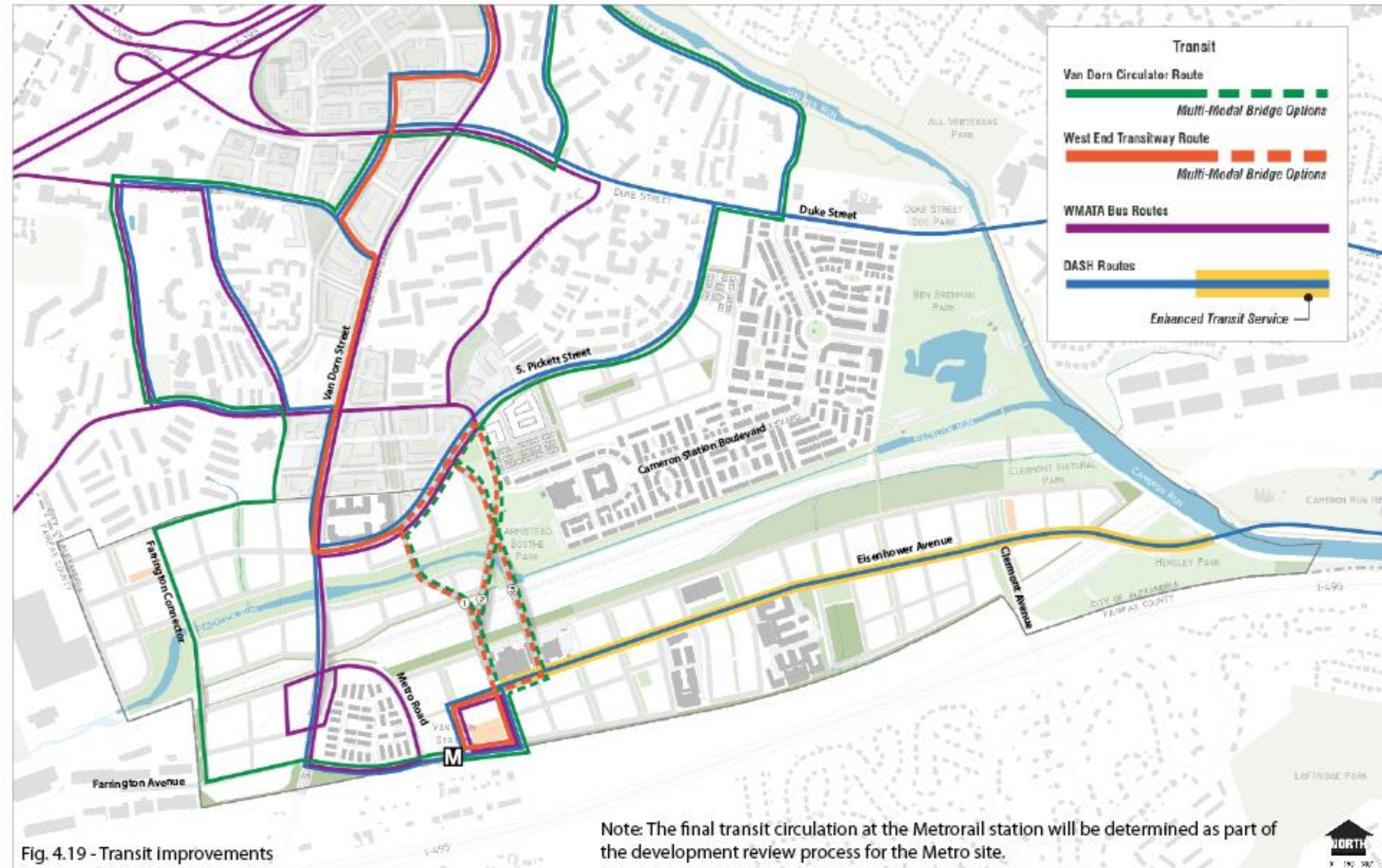


Draft Plan – Transportation and Connectivity



Draft Plan – Transportation and Connectivity – Transit Enhancements

- Enhanced Transit on Eisenhower Avenue
- West End Transitway
- Van Dorn Circulator
- WMATA Bus Routes



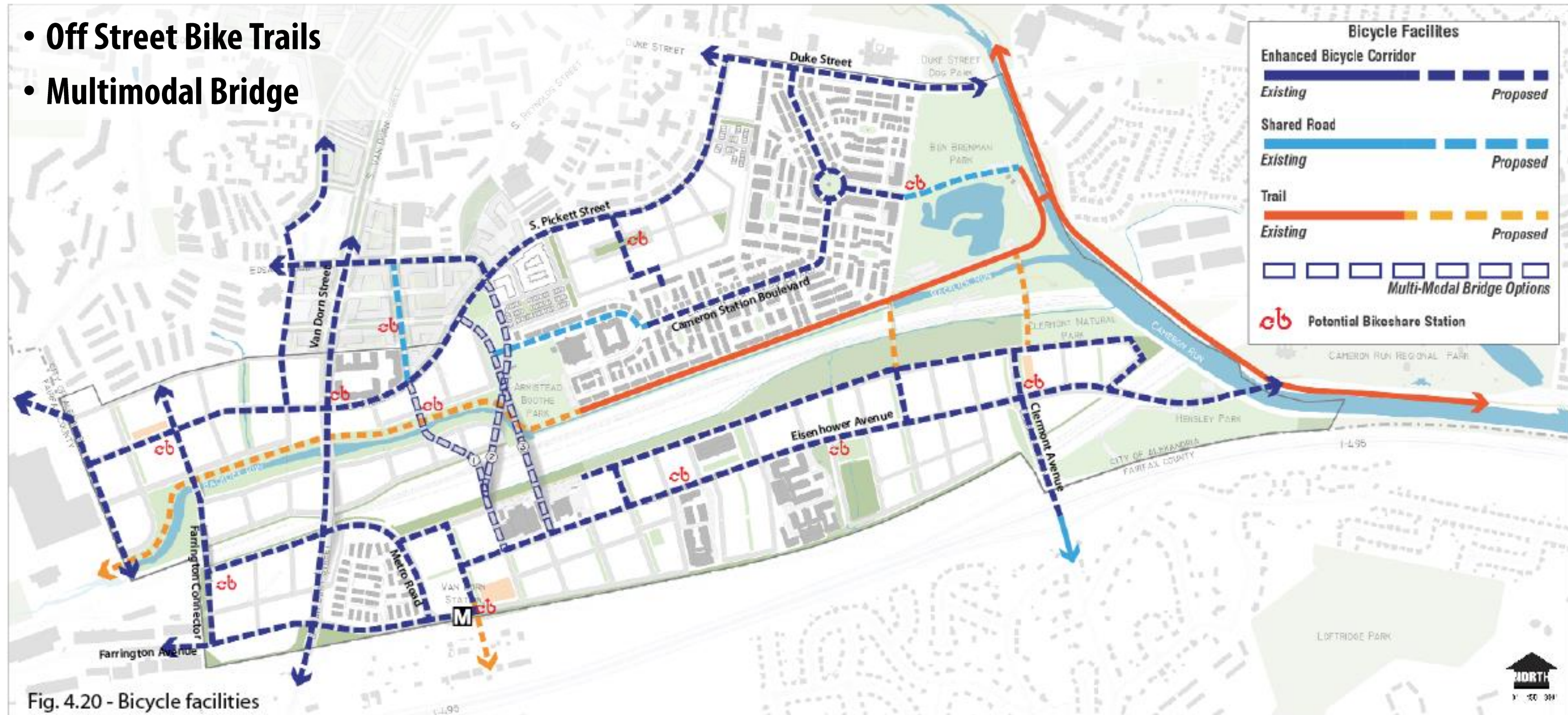
Draft Plan – Transportation and Connectivity – Multimodal Bridge Options

- Potential alignments being studied



Draft Plan – Transportation and Connectivity – Bicycling Enhancements

- Enhanced Bike Corridors and Shared Roads
- Off Street Bike Trails
- Multimodal Bridge



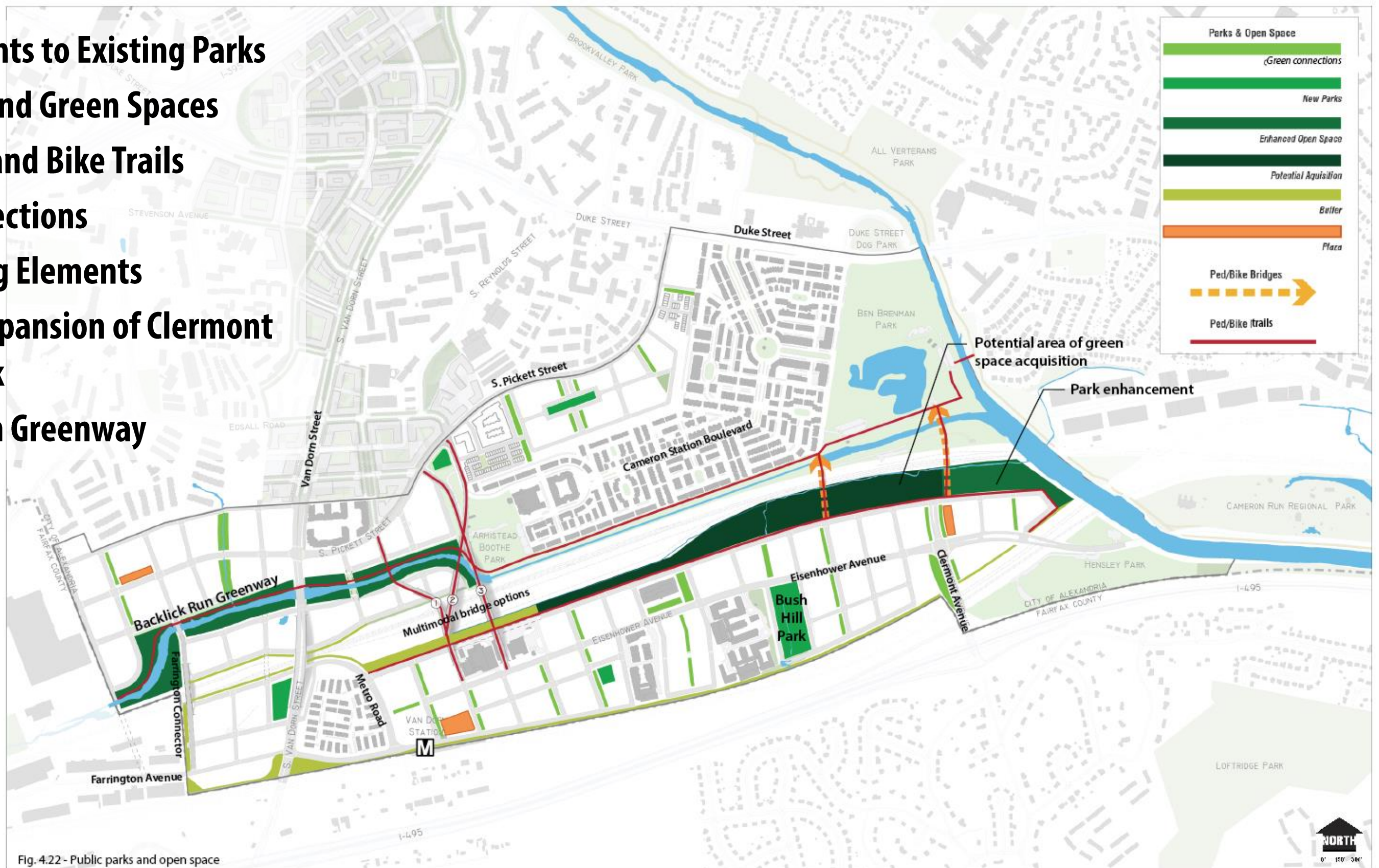
Draft Plan – Transportation and Connectivity – Pedestrian Network

- Sidewalks
- Off-street trails



Draft Plan – Parks and Open Space

- Enhancements to Existing Parks
- New Parks and Green Spaces
- Pedestrian and Bike Trails
- Green Connections
- Placemaking Elements
- Potential Expansion of Clermont Natural Park
- Backlick Run Greenway



Draft Plan – Parks and Open Space

Enhancements to Existing Parks



Armistead Boothe Park



Hensley Park



Ben Brenman Park



Ben Brenman Park

New Parks and Green Spaces



New Neighborhood Parks



High-quality Landscape



Fountains



Seating



Draft Plan – Parks and Open Space

Backlick Run Greenway



Existing



Accessible stream edge



Existing



Restored stream

Pedestrian and Bike Trails



Off street trails



Pedestrian/Bike trails



Tree lined paths



Pedestrian/Bike trails



Draft Plan – Parks and Open Space



Draft Plan – Parks and Open Space

Green Connections



Green connections between blocks



Green connections along streets



Green connections between blocks



Green connections in parks

Placemaking Elements



Gateway Buildings



Public Art



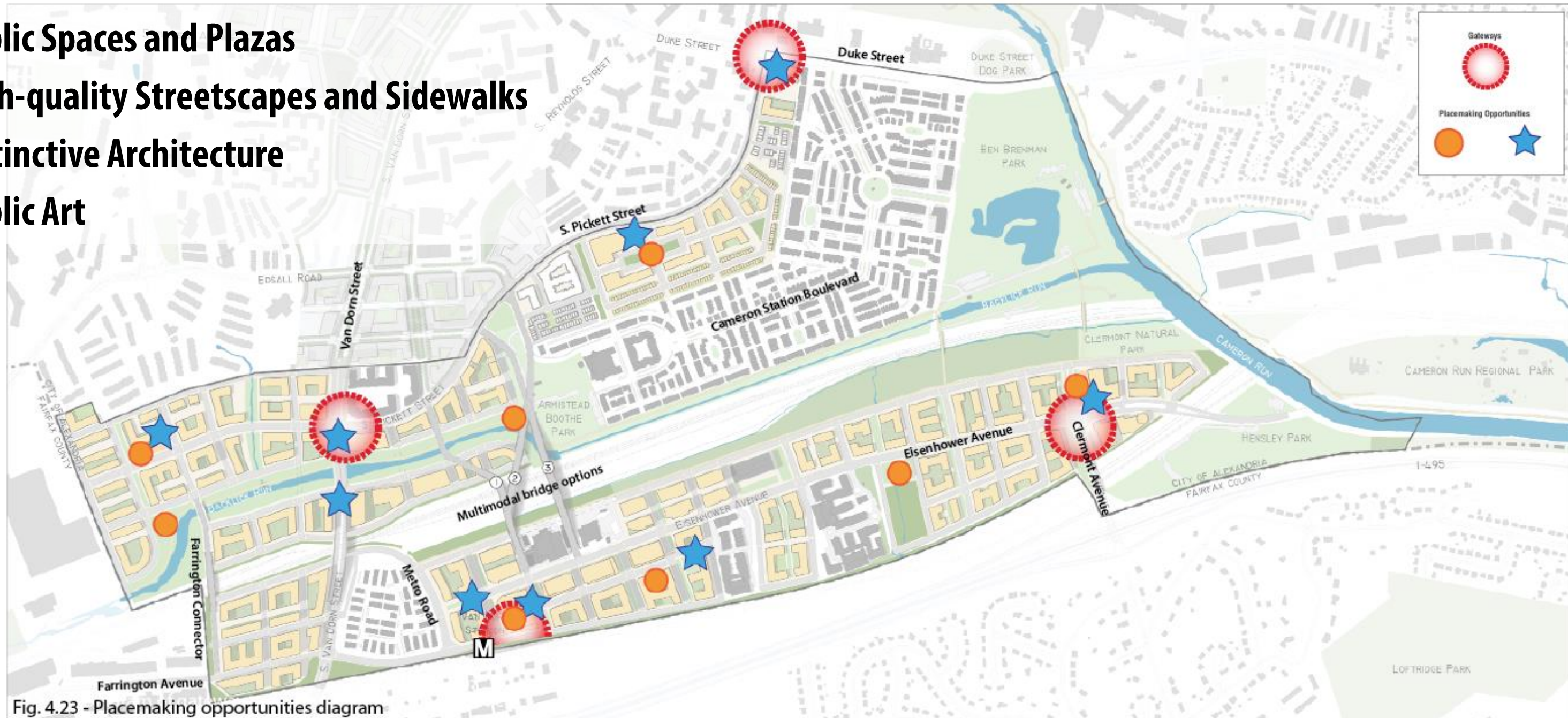
High-quality Streetscape



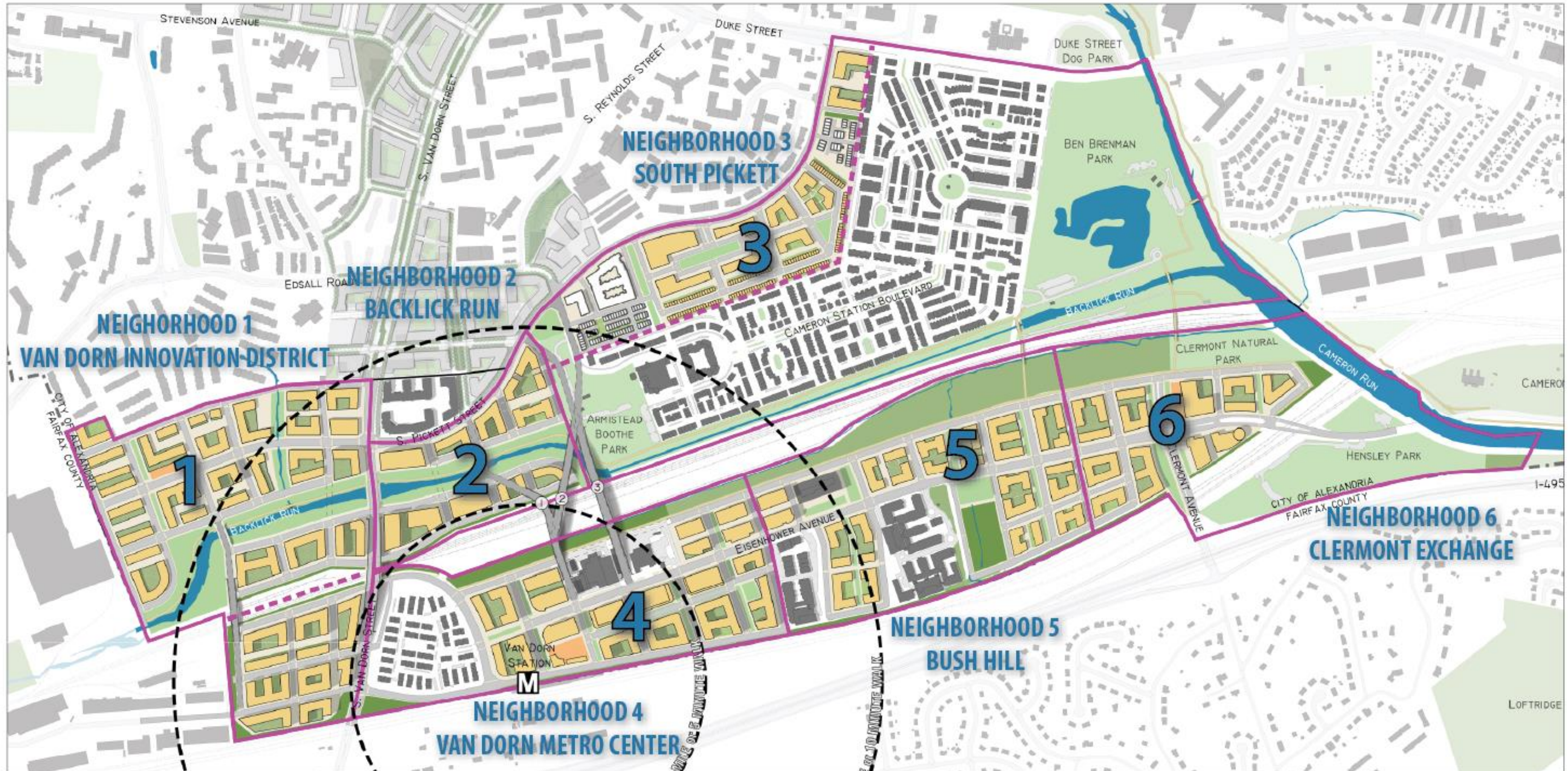
Plaza

Draft Plan – Placemaking Opportunities

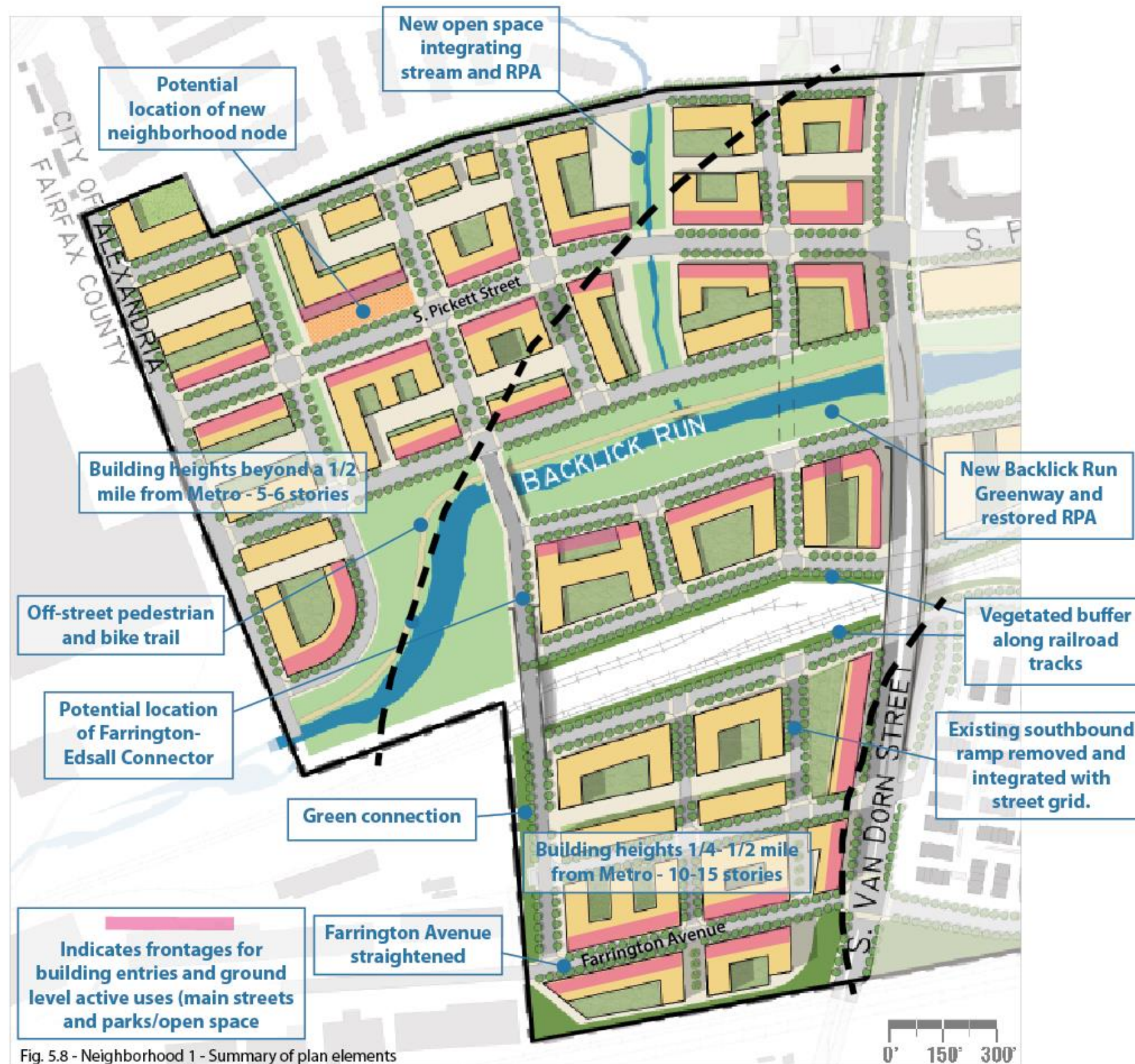
- Gateways
- Parks
- Public Spaces and Plazas
- High-quality Streetscapes and Sidewalks
- Distinctive Architecture
- Public Art



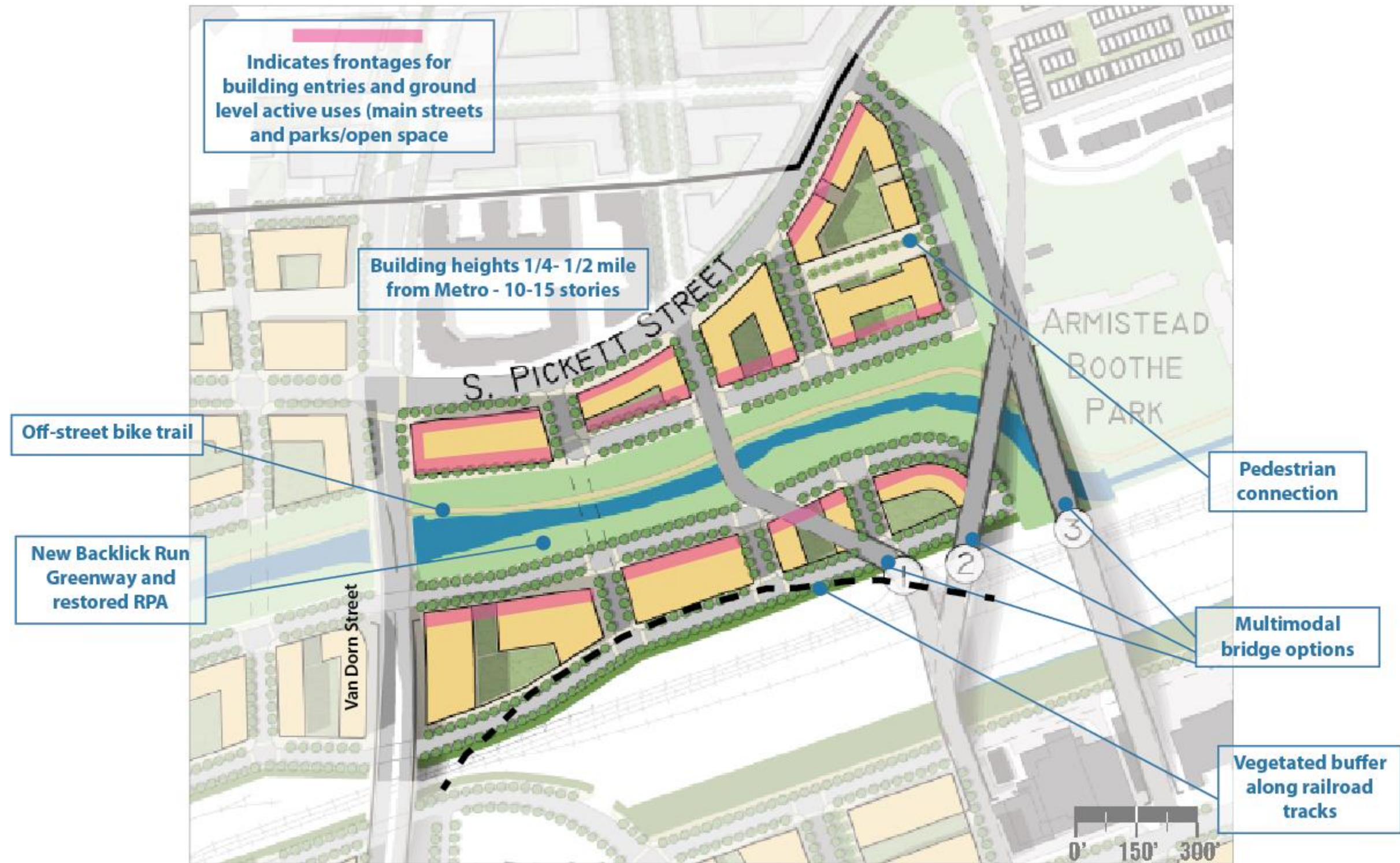
Draft Plan – Neighborhoods



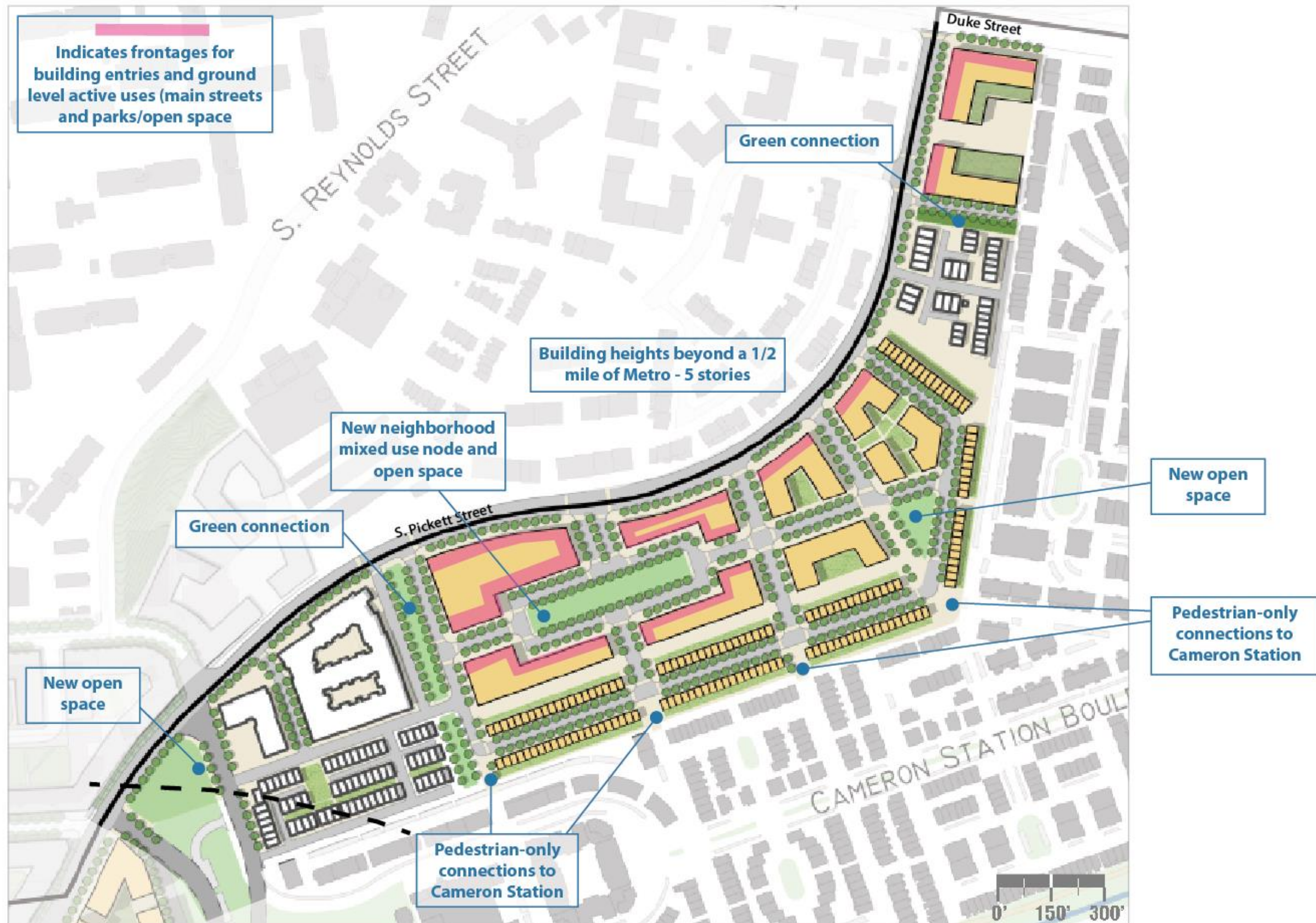
Draft Plan – Neighborhood 1 – Van Dorn Innovation District



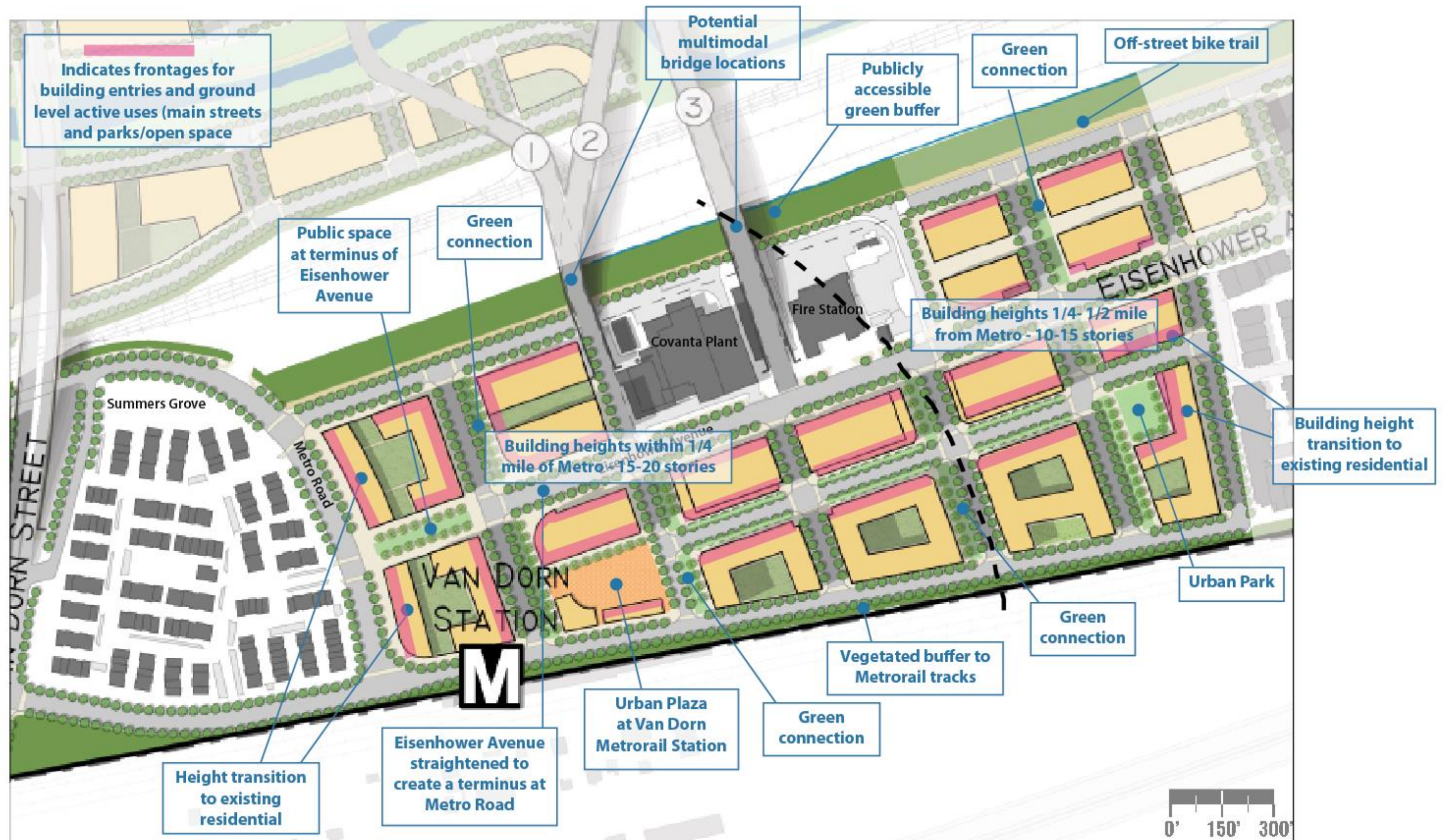
Draft Plan – Neighborhood 2 – Backlick Run



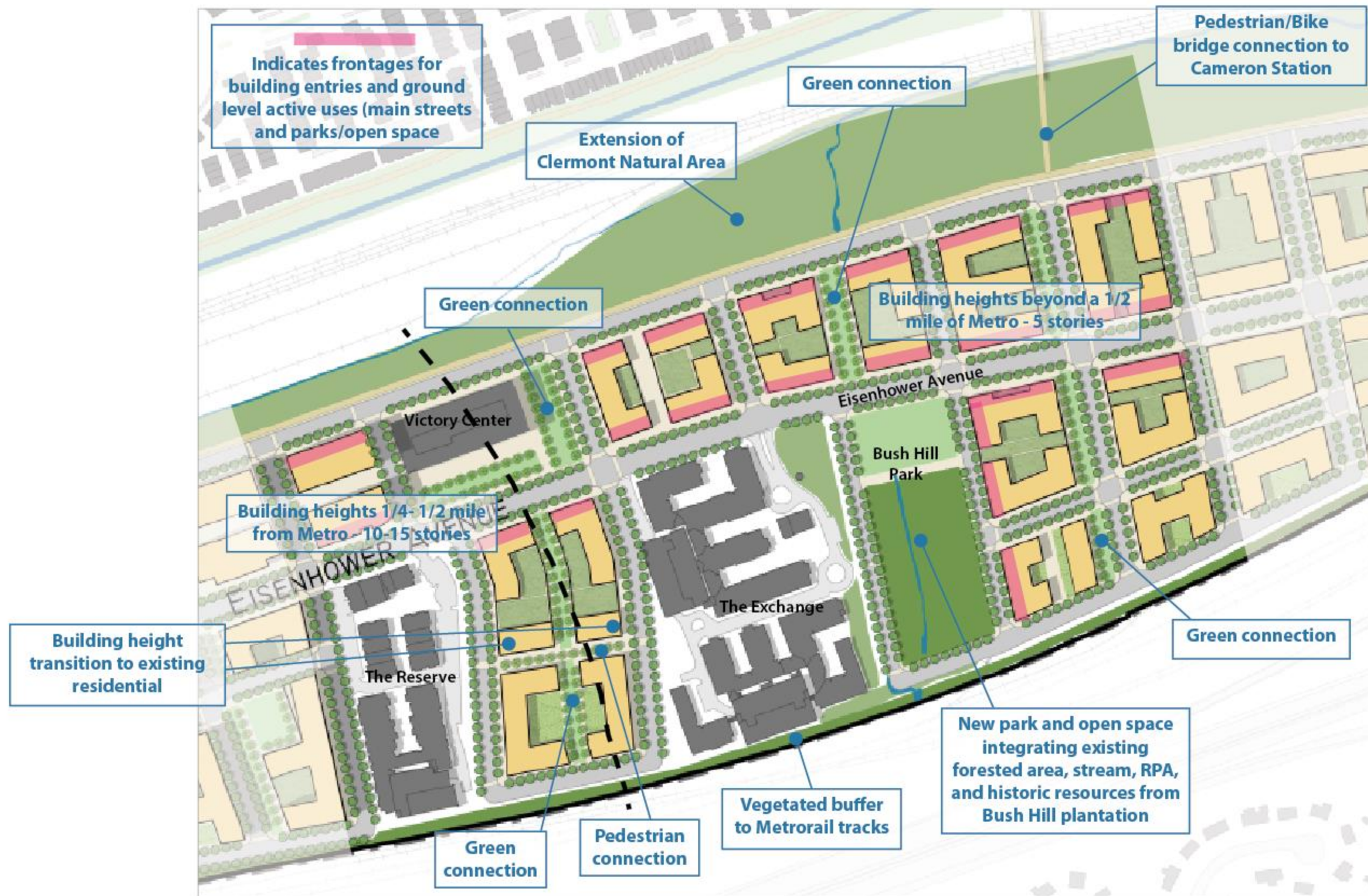
Draft Plan – Neighborhood 3 – South Pickett



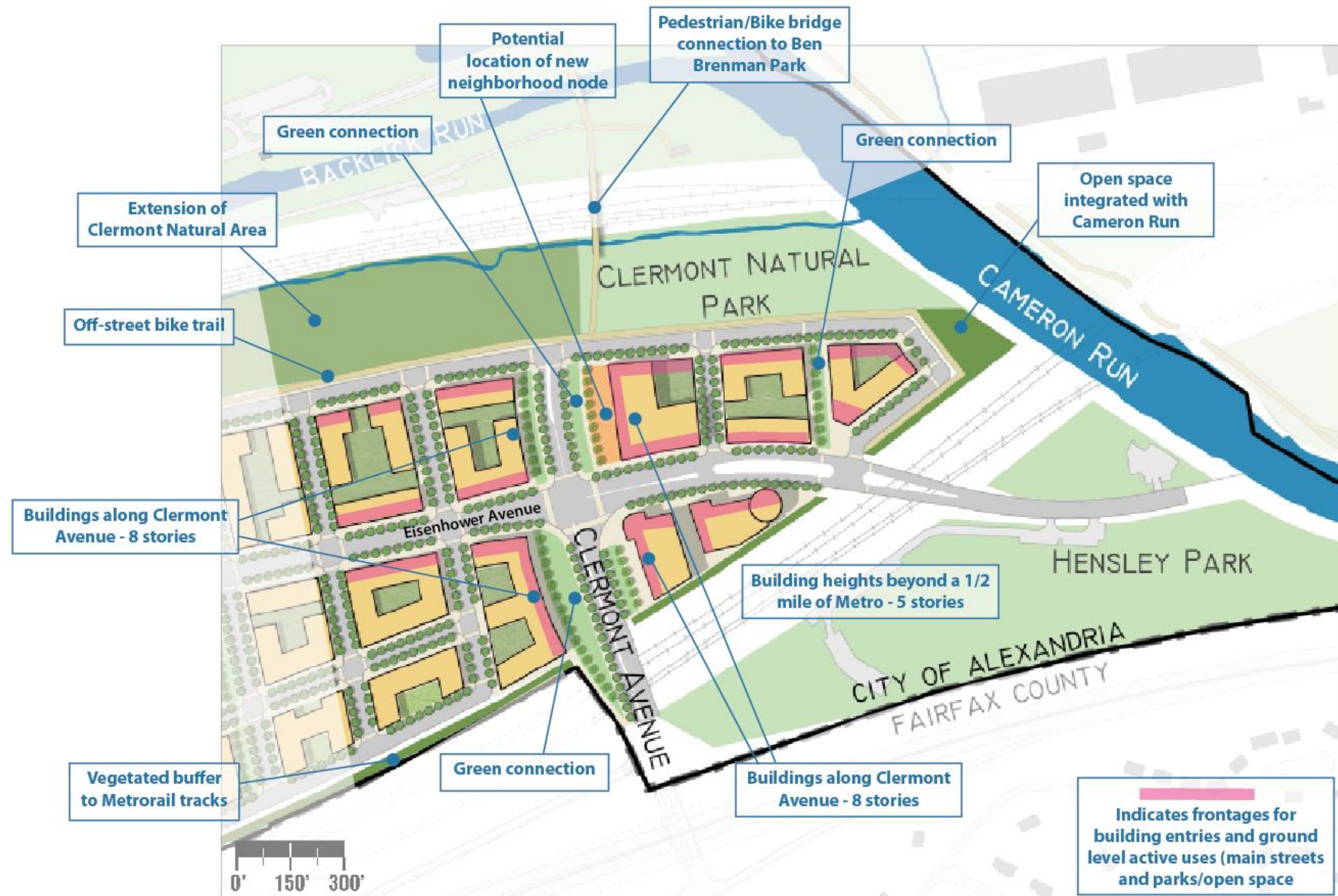
Draft Plan – Neighborhood 4 – Van Dorn Metro Center



Draft Plan – Neighborhood 5 – Bush Hill



Draft Plan – Neighborhood 6 – Clermont Exchange



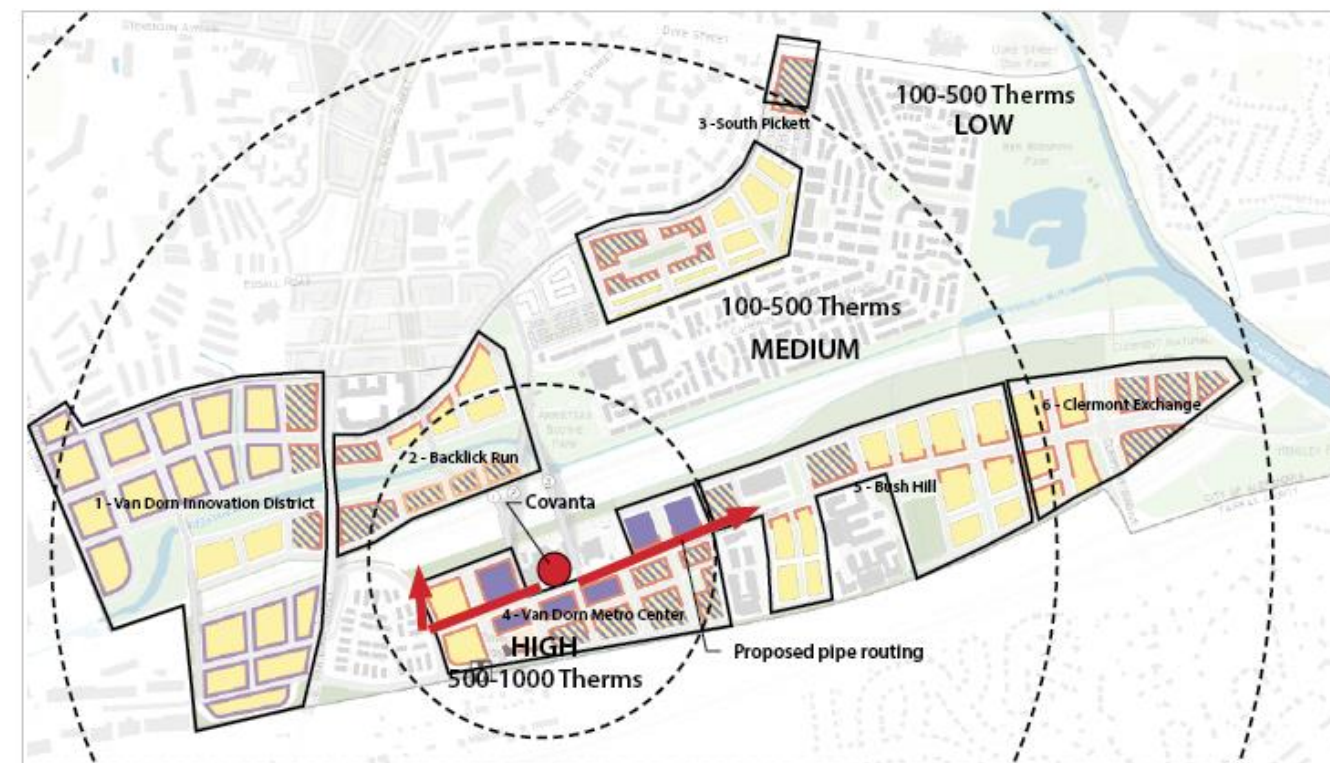
Draft Plan – Environmental Sustainability - Energy



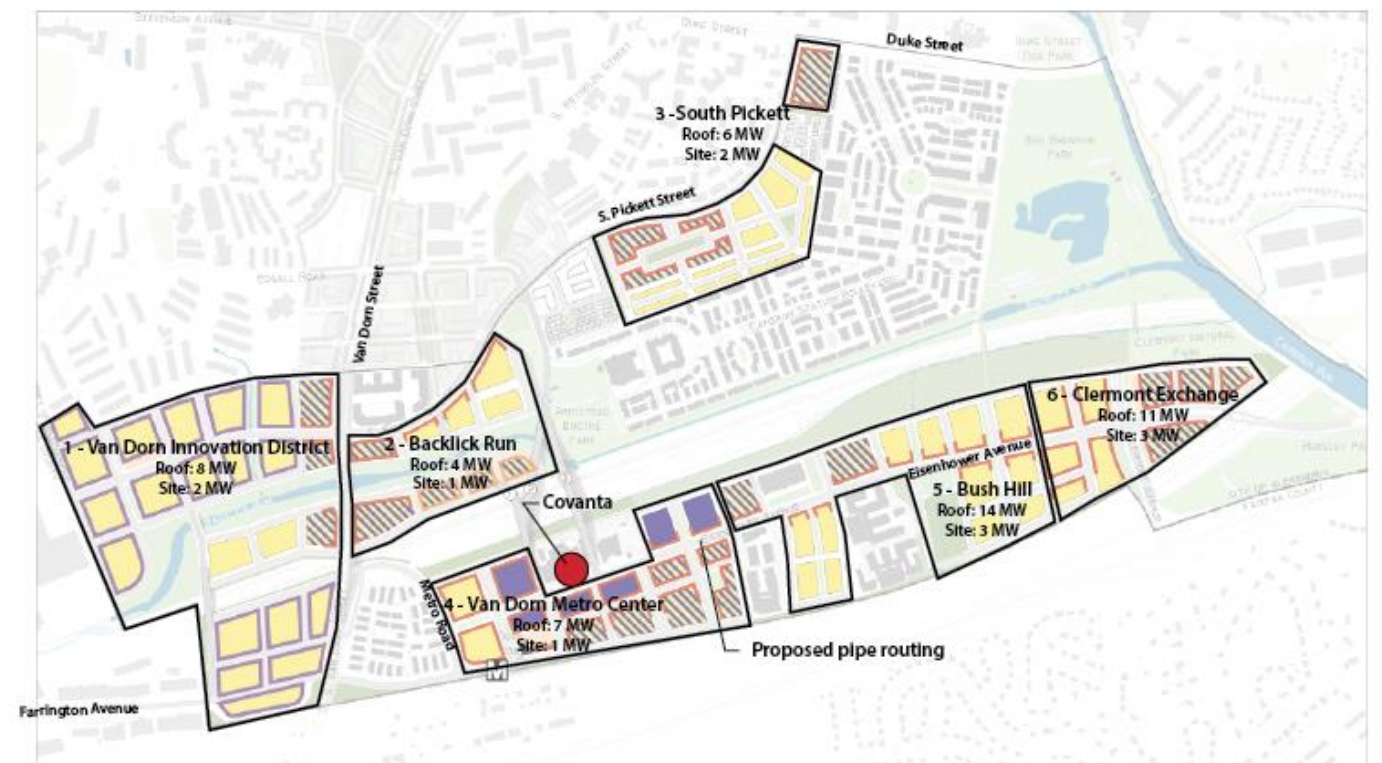
Existing Energy Infrastructure



Project Future Energy Usage



Projected Combined Heat and Power Opportunities



Projected Renewable Energy Opportunities

Draft Plan – Environmental Sustainability - Energy

POSSIBLE ENERGY STRATEGIES

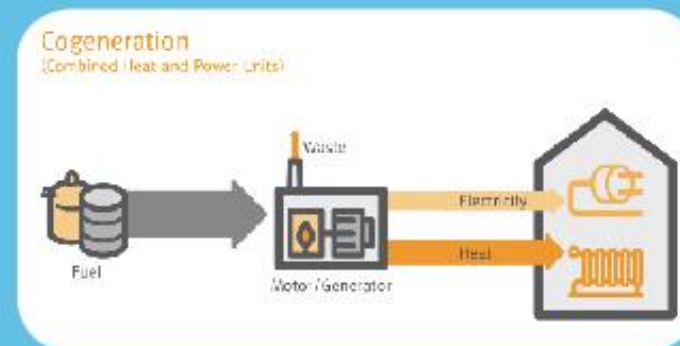
District Energy Systems (DES)
Combined Heat and Power (CHP)
Microgrids
Integrated Community Waste Energy
Solutions
Daylighting
Exterior Lighting
Energy Efficient Envelopes
Renewable Energy
Ground Source Heat Pump
Electrical Vehicle Infrastructure



Solar shading



Renewable energy

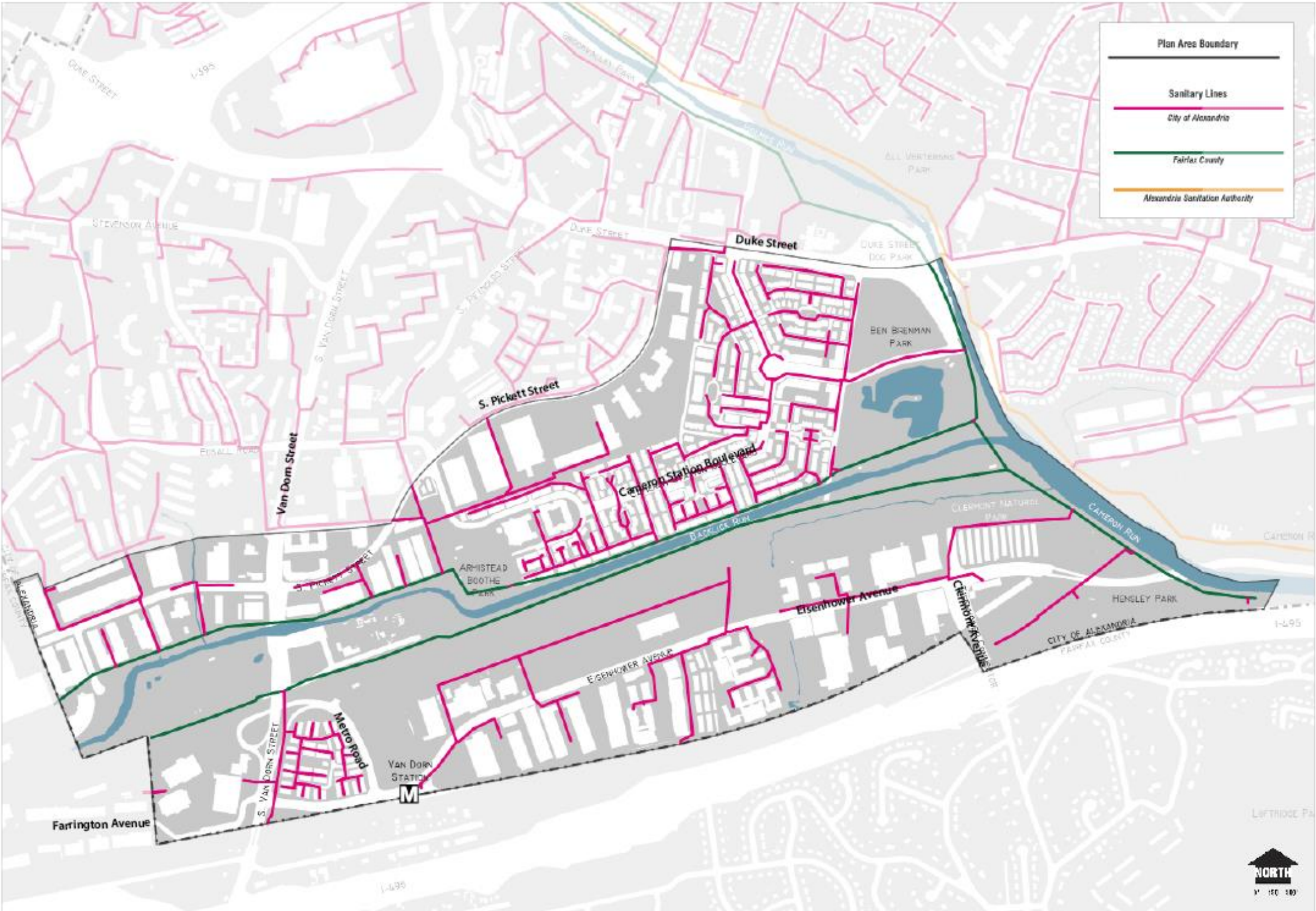


Combined Heat and Power (CHP)



Electric vehicle infrastructure, Portland

Draft Plan – Environmental Sustainability – Sanitary Sewer



Draft Plan – Environmental Sustainability – Sanitary Sewer



POSSIBLE SANITARY SEWER AND WATER REDUCTION STRATEGIES



Reclaimed Water

Low-Flow Showerheads

Rainwater Harvesting

Faucet Aerators

Low-Flush Toilets

Pressure Reduction



Reclaimed water

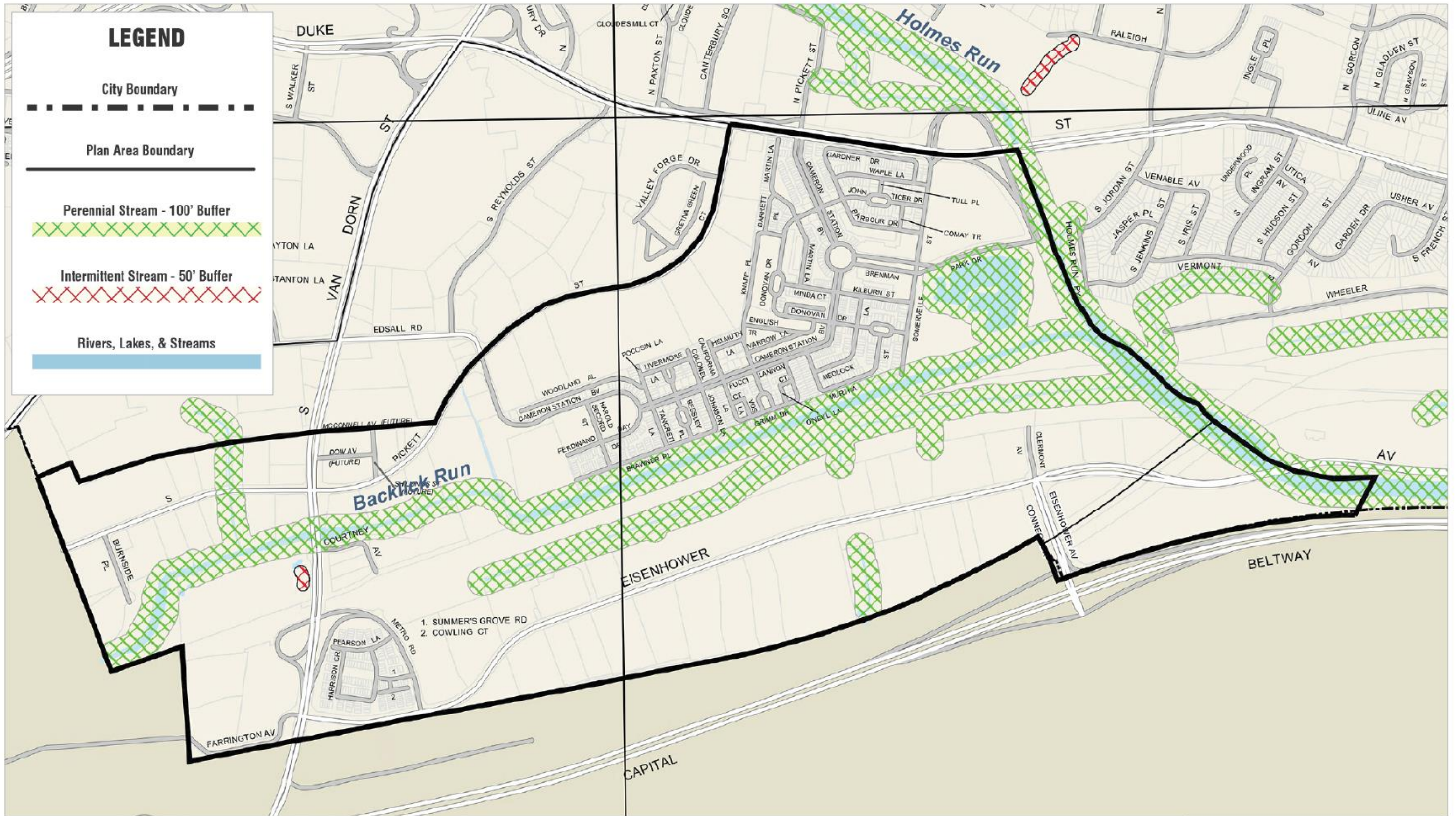


Rainwater harvesting

Draft Plan – Environmental Sustainability - Stormwater



Draft Plan – Environmental Sustainability - Stormwater



Draft Plan – Environmental Sustainability - Stormwater



POSSIBLE STORMWATER MANAGEMENT STRATEGIES - GREEN INFRASTRUCTURE



Permeable Pavers
Pervious Concrete



Green Roofs



Bioretention Areas



Bioswales



Cisterns



Tree Well
Infiltration Trench

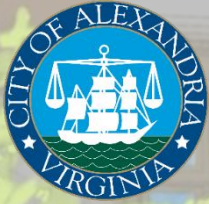


Plan Elements Breakout Stations

Next Steps

- Visit AlexEngage: engage.alexandriava.gov
- Contact Staff or Steering Committee with Questions or Comments
- Consideration of Adoption by Planning Commission and City Council in November
- Stay Updated Online: [visit alexandriava.gov/EisenhowerWest](http://alexandriava.gov/EisenhowerWest)





EW EISENHOWER WEST SMALL AREA PLAN

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